

# \$729,900 - 299 Yorkville Road Sw, Calgary

MLS® #A2236391

**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

\*\*\*\*OPEN HOUSE SAT August 16th, 11-1pm\*\*\*\* Welcome to 299 Yorkville Road SW â€” a beautifully upgraded, nearly new home in the vibrant and fast-growing community of Yorkville. Boasting \$100,000 in upgrades, this thoughtfully designed property offers more than 2,100 sq. ft. of above-grade space, plus an additional 645 sq. ft. of professionally finished basement space, delivering exceptional comfort, style, and versatility.

The main floor welcomes you with a bright, open-concept layout, enhanced by large west-facing windows that flood the space with natural light. The chef-inspired kitchen features a spacious island, sleek modern finishes, and a sunken mudroom that leads to a large walk-in pantry â€” an ideal design for busy households and effortless entertaining.

Upstairs, you'll find 3-generously sized bedrooms, each with its own walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the additional bedrooms share a well-appointed full bath. A central bonus room offers flexible space for a family lounge, playroom, home office, or media room. A conveniently located upper-floor laundry room adds to everyday ease.

The professionally finished lower level (a ~\$50K builder upgrade) includes a separate side entrance, a spacious 4th bedroom, 1 full



bathroom, and a versatile living area complete with rough-ins for a wet bar and washer/dryer. Perfect for multi-generational living. This level unlocks strong income potential.

The home remains under the Alberta New Home Warranty program. Yorkville is a thoughtfully planned community with parks, playgrounds, and walking paths just steps away. Convenient access to Stoney Trail makes commuting a breeze, and nearby shopping, schools (Just 4 min to Ron Southern K-9 School), and amenities make this location as practical as it is peaceful. Don't miss your chance to own a truly move-in-ready home in one of Calgary's newest and most exciting neighborhoods.

Built in 2022

**Essential Information**

MLS® #	A2236391
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,113
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	299 Yorkville Road Sw
Subdivision	Yorkville
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 4X4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	56
Zoning	R-G

### Listing Details

Listing Office	KIC Realty
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