

# \$739,900 - 299 Yorkville Road Sw, Calgary

MLS® #A2236391

**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,113 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 299 Yorkville Road SW – 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 – 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 or easy conversion into a rental suite, 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	\$739,900
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, Rectangular Lot, Interior Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed July 3rd, 2025  
Days on Market 5  
Zoning R-G

### **Listing Details**

Listing Office KIC Realty

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