

\$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 – 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. 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	46
Zoning	R-G

Listing Details

Listing Office	KIC Realty
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