

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

MLS® #A2236391

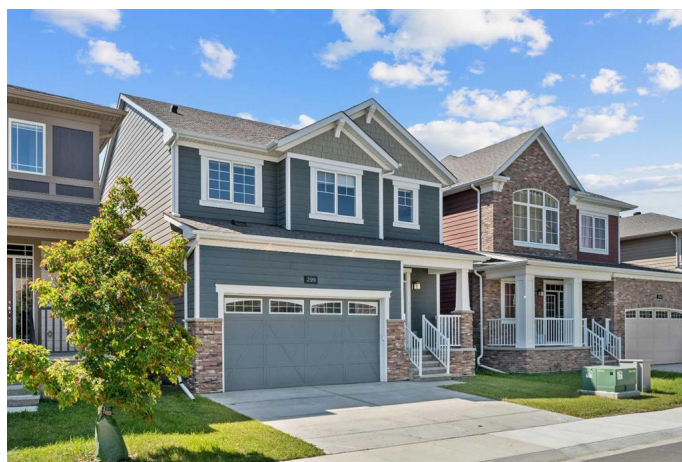
**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 299 Yorkville Road SW, a beautifully designed and nearly new home in the vibrant and growing community of Yorkville. With over 2,100 square feet above grade and an additional 645 square feet of professionally developed space below, this 4-bedroom, 3.5-bath home offers exceptional comfort, style, and functionality. The main floor features a bright, open-concept layout with large west-facing windows that fill the space with natural light. The kitchen is a true standout with a spacious island, sleek finishes, and a unique sunken mudroom that connects to a large walk-in pantry—an ideal layout for busy households. Upstairs, you'll find three generous bedrooms, all with walk-in closets. The primary bedroom includes a 4-piece ensuite, while the additional bedrooms share a well-appointed bathroom. A central bonus room adds flexibility for family lounging, movie nights, or workspace, and the upper-floor laundry room adds daily convenience. The lower level was professionally finished by the builder (\$47K) and includes a separate entrance, additional living space, and rough-ins for a wet bar and ready for W/D.â€”offering a great setup for extended family or guests. 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 neighbourhoods.

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)
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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	1
Zoning	R-G

## Listing Details

Listing Office	KIC Realty
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