



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**368 YORKVILLE Avenue, Calgary T2X 0R4**

MLS® #: **A2159998**

Area: **Yorkville**

Listing Date: **08/24/24**

List Price: **\$599,999**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2022**

Lot Information  
Lot Sz Ar: **2,418 sqft**  
Lot Shape:

Access:  
Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Street Lighting**  
Park Feat: **Double Garage Attached**

Finished Floor Area  
Abv Sqft: **1,718**  
Low Sqft:  
Ttl Sqft: **1,718**

DOM

**89**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Asphalt,Concrete,Shingle Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`2" x 6`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`7" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 13`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>1`5" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 14`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`3" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 12`9"</b>
<b>Other</b>	<b>Basement</b>	<b>18`3" x 49`9"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **2011324**

Zoning: **R-1**

Remarks

Pub Rmks: **Discover the perfect blend of elegance and functionality in this stunning 3-bedroom, 2.5-bathroom duplex. Whether you're a family seeking your forever home or an investor looking for a top-tier property, this duplex checks all the boxes. Step inside to a spacious open-concept layout that bathes the main living areas in natural light. The inviting living room, adorned with chic finishes, is ideal for entertaining. The gourmet kitchen, equipped with high-end stainless steel appliances, quartz countertops, and a large island with seating, turns cooking into a joy. Retreat to the luxurious primary suite, where a walk-in closet and private en-suite bathroom offer the ultimate in comfort. Two additional bedrooms provide plenty of room for family or guests, making everyone feel at home. Plus, the convenience of a double attached garage at the back of the house adds to the appeal. Located in a sought-after neighborhood, this duplex puts you just minutes from schools, parks, shopping, and dining. With easy access to public transportation and major highways, everything you need is within reach. This exceptional duplex won't last long! Contact us today to schedule a private viewing and make this dream home yours.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







