

\$625,000 - 372 Yorkville Avenue Sw, Calgary

MLS® #A2225732

\$625,000

3 Bedroom, 3.00 Bathroom, 1,796 sqft
Residential on 0.06 Acres

Yorkville, Calgary, Alberta

Welcome to Yorkville â€” a thoughtfully designed community in Calgaryâ€™s southwest where contemporary living meets everyday convenience. Nestled on a quiet street, this stylish 3-bedroom, 2.5-bath semi-detached home offers both comfort and functionality across its well-planned layout, with the added benefit of a double rear-attached garage for effortless daily living. Step inside to discover a bright and inviting front dining room accented by custom feature wall detailing, the perfect backdrop for entertaining guests or enjoying quiet dinners at home. The main level boasts soaring ceilings that enhance the sense of space and openness throughout. At the heart of the home, the central kitchen is a chefâ€™s delight, finished with sleek quartz countertops, stainless steel appliances, a large centre island ideal for prep and casual meals, and a convenient pantry for added storage. The expansive living room is a welcoming retreat, featuring a floor-to-ceiling tiled fireplace that adds warmth and charmâ€”whether youâ€™re hosting company or settling in with a good book. A stylish 2-piece powder room and a well-designed mudroom connect seamlessly to the garage, making everyday routines a breeze. Upstairs, youâ€™ll find three generously sized bedrooms, including a serene primary suite complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms share a full 4-piece bathroom, and the upper-level laundry room adds everyday



convenience to your routine. The unfinished basement is a blank canvas, offering a bathroom rough-in and plenty of space for future development—whether you're dreaming of a rec room, gym, or guest suite, the possibilities are yours to define. Living in Yorkville means enjoying access to an emerging collection of community amenities, including nearby shopping, a planned central park, and the equestrian excitement of Spruce Meadows just down the road. Whether you're a growing family, young professional, or savvy investor, this is a place where lifestyle, location, and value come together beautifully. Come see why this home could be the perfect fit for your next chapter!

Built in 2022

Essential Information

MLS® #	A2225732
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	372 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4S4

Amenities

Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Tile
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Other
Lot Description Back Lane, Rectangular Lot, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025
Days on Market 4
Zoning DC

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.