# \$640,000 - 13 Yorkstone Grove Sw, Calgary

MLS® #A2217665

## \$640,000

3 Bedroom, 3.00 Bathroom, 1,784 sqft Residential on 0.05 Acres

Yorkville, Calgary, Alberta

Welcome to your new homeâ€"packed with charm and thoughtful features! This bright and spacious property offers over 1,700 sq ft of living space, and it all starts with a standout brick façade that adds timeless curb appeal. Inside you'II find 3 good-sized bedrooms and 2.5 bathrooms, including a beautiful 5-piece ensuiteâ€"perfect for relaxing after a long day.

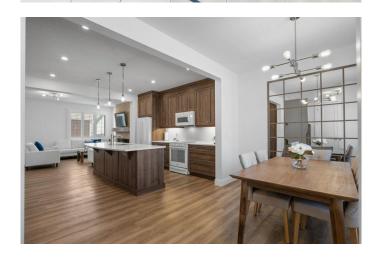
The main floor has an open layout that's great for both everyday living and hosting friends. The kitchen offers tons of storage, a big island for prepping meals or gathering around, and even a handy coffee nook. The living room features an electric fireplace with floor to ceiling stone and additional windows that bring in plenty of natural light.

Out back, enjoy a low-maintenance yard with a composite deckâ€"ideal for summer BBQs or morning coffee. There's also an attached double garage at the rear for easy parking and extra storage. The basement is unfinished and ready for your ideas, with a rough-in for a future bathroom.

Located close to parks, shopping, highways, and Spruce Meadows, this home offers comfort, convenience, and a great lifestyle. Come see it for yourself!







Built in 2020

#### **Essential Information**

MLS® # A2217665 Price \$640,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,784
Acres 0.05
Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 13 Yorkstone Grove Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4K6

**Amenities** 

Parking Spaces 2

Parking Alley Access, Double Garage Attached, Garage Faces Rear, Insulated

# of Garages 2

Interior

Interior Features Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room, Mantle, Stone

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 10

Zoning R-G

## **Listing Details**

Listing Office Real Broker

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