

# \$829,900 - 114 Yorkville Street Sw, Calgary

MLS® #A2251029

**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,393 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

OPEN HOUSE OCT 25 & 26 SAT & SUN.

2:00 TO 4:00PM ! \$60,000.00 Price

adjustment\* Best Value \* Stunning ! New built

2 storey- 2,400+ sq. ft. on one of Yorkville's

largest lots, Luxury finishing throughout, 4

bedroom + bonus room with over \$60K in

upgrades on top of purchase price. Siding on

Park, Pond and Wetlands with wild beautiful

flowers, Grey Hardie Board low maintenance

exterior, Enter Luxury vinyl wide plank flooring

throughout main, Upgraded lighting with

hallway sconces and front closet. Beautiful

designer neutral paint colours, Open design.

living room with custom fireplace Limestone

surround which may be enjoyed from living

room, kitchen and dining area, contemporary

upgraded dining and kitchen fixtures and

sconces. 8 ft doors. White kitchen cupboard to

the ceiling, soft close w/glass tile backsplash,

Quartz 6ft. Island -All upgraded stainless

Appliances-5 Burner Gas stove, Chimney

hood fan, Smart Fridge Samsung, Dishwasher

and Microwave. Nice size deck off kitchen

w/gas hook up for BBQ. Large walk in Pantry

finished with shelving, on your way to the

Triple dry walled + Insulated garage ( 20'x30').

Upper level -Laundry room w/shelving and a

window. Large open bonus room w/loads of

natural light, East facing Primary bedroom,

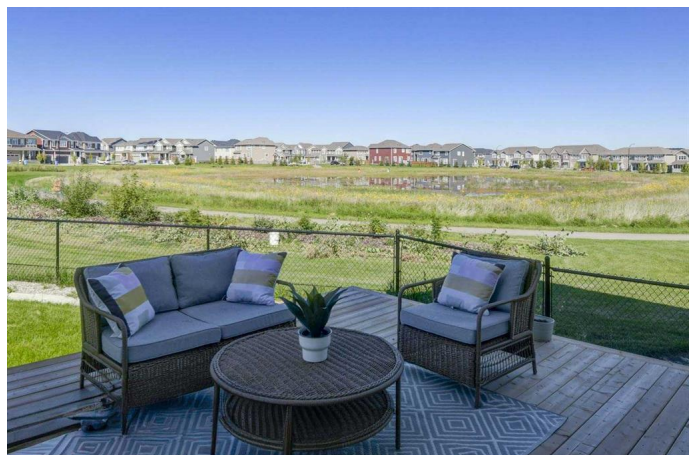
walk in closet and 5pc luxury ensuite, tiled 5 ft.

10mil glass shower-Raindrop shower head +

6ft soaker tub, dual sinks w/quartz counter

tops and water closet. 3 other good size

bedrooms up , lots of closet space and a great



size 4pc bath. Beautiful upscale design throughout. West facing yard and deck . Corner Lot siding onto Park and Landscaped. Central Air conditioning was also added. Side entrance to Lower level awaits your design 2 windows and great light. Could be suited if of interest or a great family room, games room and bedroom. Featured in Avenue Magazine Yorkville is one of the most recent neighbourhoods, which boasts an all season community Central Park, with a playground, skate park, dog park and walking trails surrounded by lush greenery, ponds and three water fountains crossed by a walking bridge. In addition to its growing amenities close to shopping and many other essential services. Just move in and enjoy!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251029    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,393       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 114 Yorkville Street Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2X5B4  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                                           |
| Appliances        | Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Electric, Family Room                                                                                                       |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full                                                                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting                                          |
| Lot Description   | Back Yard, Landscaped, Views, Wetlands, Waterfall |
| Roof              | Asphalt                                           |
| Construction      | Cement Fiber Board, Composite Siding              |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 63                |
| Zoning         | R-G               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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