

\$625,000 - 131 Yorkville Manor Sw, Calgary

MLS® #A2199385

\$625,000

3 Bedroom, 3.00 Bathroom, 1,679 sqft
Residential on 0.05 Acres

Yorkville, Calgary, Alberta

****Open House Alert - March 7, 2025 from 2:00 pm - 4:00pm**** Stunning Semi-Detached Home in Yorkville â€“ Move-In Ready with Modern Upgrades!

Welcome to Yorkville! This exquisite 2020-built, two-storey semi-detached home offers 1,679 sq. ft. of beautifully designed living space and is still covered under the original builderâ€™s new home warranty. From the moment you step inside, youâ€™ll be captivated by the thoughtful design, high-end finishes, and seamless flow throughout.

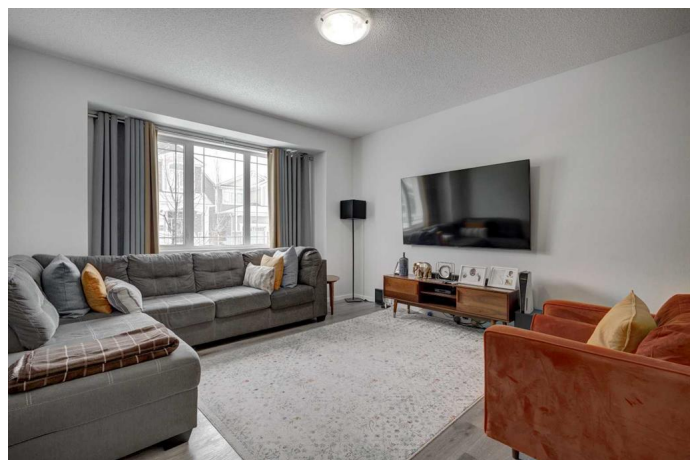
? Key Features:

â€“ Gourmet Kitchen â€“ Stainless steel appliances, quartz countertops (matching in kitchen & bathrooms), upgraded cabinetry with soft-close features, and more cabinets for extra storage.

â€“ Elegant Living Spaces â€“ 9 ft. textured ceilings, luxury vinyl plank flooring on the main level, and upgraded underlay beneath all carpeting for ultimate comfort.

â€“ Spacious & Functional Layout â€“ The open-concept main floor flows effortlessly from the dining area to the kitchen, through to the living room, and out to the back patio and double attached garage. A large mudroom with built-ins and a perfectly placed two-piece powder room adds to the homeâ€™s practicality.

â€“ Luxurious Primary Suite â€“ Retreat to



the five-piece ensuite, featuring a soaker tub/shower combo, double sinks, a makeup station, and a generous walk-in closet.

â€¢ Additional Bedrooms â€” Two more spacious bedrooms upstairs, with the front bedroom boasting a charming rounded window feature.

â€¢ Premium Upgrades & Finishes â€” Hardie board siding, triple-pane windows, a gas line for your BBQ, a Wi-Fi-enabled garage door, and fully insulated & drywalled garage for year-round convenience.

?? Zero Yard Maintenance! The front yard features lush grass, while the patio area is designed for low upkeepâ€”no lawn mower needed!

?? Prime Location & Extra Parking! Situated on a quiet street, with additional guest parking just across the road.

Bonus: The unfinished basement offers a blank canvas to customize your dream spaceâ€”whether itâ€™s a rec room, home gym, or additional living quarters.

This home checks all the boxes for modern living, convenience, and style. Donâ€™t miss your chanceâ€”schedule your private tour today!

Built in 2020

Essential Information

MLS® #	A2199385
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,679

Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	131 Yorkville Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J6

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
-------------	-----------------

Days on Market 9
Zoning R-G

Listing Details

Listing Office Regent Pointe Realty Inc.

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.