\$615,000 - 131 Yorkville Manor Sw, Calgary

MLS® #A2199385

\$615,000

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

Yorkville, Calgary, Alberta

Price Improvement Alert 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 builder's new home warranty. From the moment you step inside, you'II be captivated by the thoughtful design, high-end finishes, and seamless flow throughout.

? Key Features:

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

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

• Spacious & Functional Layout – 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 home's practicality.

• Luxurious Primary Suite – Retreat to the five-piece ensuite, featuring a soaker







tub/shower combo, double sinks, a makeup station, and a generous walk-in closet.
• Additional Bedrooms – Two more spacious bedrooms upstairs, with the front bedroom boasting a charming rounded window feature.

• Premium Upgrades & Finishes – 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 it's a rec room, home gym, or additional living quarters.

This home checks all the boxes for modern living, convenience, and style. Don't miss your chanceâ€"schedule your private tour today!

Built in 2020

Essential Information

MLS® # A2199385
Price \$615,000

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 No Animal Home, No Smoking Home, Quartz Counters, Walk-In

Closet(s), Bathroom Rough-in

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 31

Zoning R-G

Listing Details

Listing Office Regent Pointe Realty

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