

# \$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

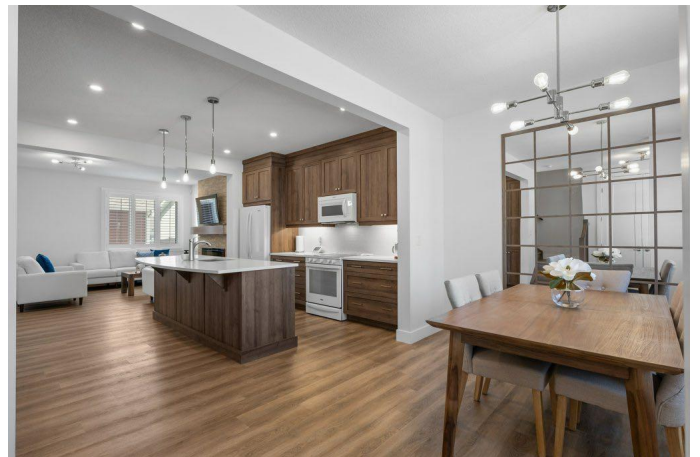
Welcome to your new homeâ€”packed with charm and thoughtful features! This bright and spacious property offers over 1,700 sq ft of living space, and it all starts with a standout brick façade that adds timeless curb appeal. Inside youâ€™ll find 3 good-sized bedrooms and 2.5 bathrooms, including a beautiful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

The main floor has an open layout thatâ€™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. Thereâ€™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 | 4             |
| Zoning         | R-G           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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