

# \$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 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.

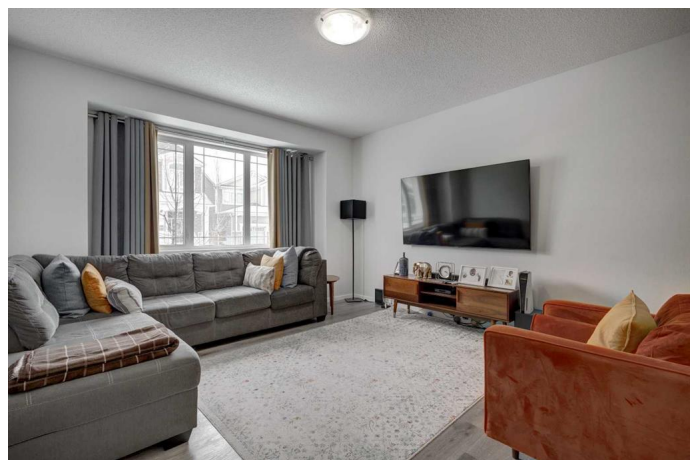
? Key Features:

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	\$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	30

Zoning

R-G

## **Listing Details**

Listing Office

Regent Pointe Realty

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