# \$699,900 - 93 Yorkville Terrace Sw, Calgary

MLS® #A2204967

## \$699,900

3 Bedroom, 3.00 Bathroom, 1,930 sqft Residential on 0.10 Acres

Yorkville, Calgary, Alberta

WELCOME TO LUXURIOUS LIVING IN YORKVILLE! This stunning 1,930+ sq ft Monarch model by Mattamy sits on a premium corner lot and showcases over \$70K in upgrades, ready for immediate possession. Bathed in natural light and surrounded by parks, the home features an open-concept layout with high-end finishes, a chef-inspired kitchen with quartz countertops, and a spacious island perfect for entertaining. The upper level offers three bedrooms plus a bonus room, a lavish primary suite with a spa-like ensuite, and a conveniently located laundry room. The 9-ft ceiling basement awaits your personal touch. Enjoy quick access to Stoney Trail, shopping, parks, and public transit. Don't miss this rare opportunityâ€"book your private showing today!

Built in 2023

#### **Essential Information**

MLS® # A2204967 Price \$699,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,930

Acres 0.10







Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 93 Yorkville Terrace Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X4X6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Jetted Tub, Kitchen Island, Open Floorplan, Pantry

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line Lot Description Corner Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 24th, 2025

Days on Market 17

Zoning R-G

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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