# \$610,000 - 21 Yorkstone Grove Sw, Calgary

MLS® #A2223341

# \$610,000

3 Bedroom, 3.00 Bathroom, 1,692 sqft Residential on 0.05 Acres

Yorkville, Calgary, Alberta

Offered at \$610,000, this beautifully maintained semi-detached home in the growing southwest community of Yorkville combines space, convenience, and comfort in one incredible package. With over 1,690 sq.ft. of living space, 3 bedrooms, 2.5 bathrooms, an attached double garage, and smart layout upgrades, this 2019-built home is a must-see for families and professionals alike.

The open-concept main floor features 9' ceilings, luxury vinyl plank flooring, and an abundance of natural light from oversized windows throughout. A stylish kitchen with quartz countertops, designer backsplash, stainless steel appliances, and a central island flows seamlessly into a spacious dining area and cozy living room. A large, private mudroom connects directly to the double garage - rare for semi-detached homes - and leads to a maintenance-free backyard, perfect for summer evenings.

Upstairs, the private primary suite includes a walk-in closet and spa-inspired ensuite with dual vanities, a walk-in shower, and a separate soaker tub. Two additional bedrooms, a full bathroom, and a well-equipped laundry area round out this level. The unfinished basement offers endless potential for future development and has a rough for future bathroom.

Located just steps from playgrounds and green spaces, and minutes from Macleod &







Stoney Trail, top schools, golf courses, Spruce Meadows, and Silverado shopping, this home offers unbeatable access to both nature and amenities.

Don't miss this opportunity - book your showing today and experience Yorkville living at its finest!

Built in 2019

## **Essential Information**

MLS® # A2223341 Price \$610,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,692 Acres 0.05 Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 21 Yorkstone Grove Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4K6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 24
Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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