

# \$768,500 - 149 Yorkville Street Sw, Calgary

MLS® #A2257110

**\$768,500**

4 Bedroom, 3.00 Bathroom, 2,842 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Welcome to this spacious and stylish custom-built home by Mattamy Homes, located in the heart of Yorkville! With over 2,800 sqft of living space, this home features an open-concept layout with a large main floor, complete with a flexible office area or den. Upstairs, you'll find four generously sized bedrooms - each with their own walk in closet, a large bonus room, and convenient upper-floor laundry. The home offers 2.5 bathrooms, providing plenty of space for the whole family.

The unfinished basement, with a separate entrance, is a blank canvas just waiting for your personal touch.

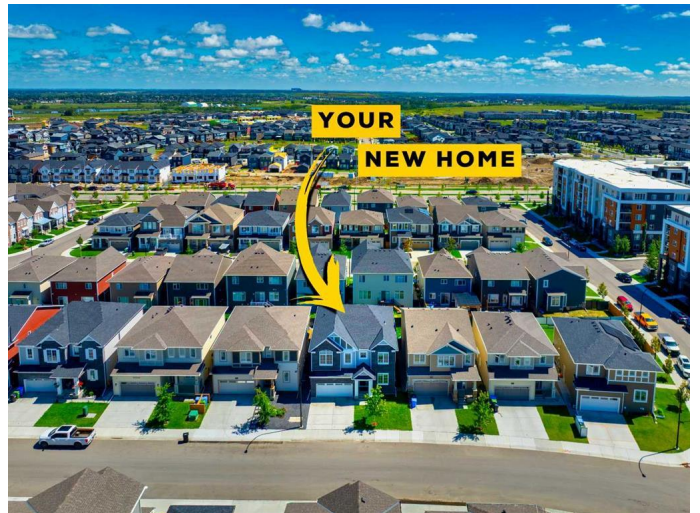
Located just minutes from McLeod and Stoney Trail, Yorkville offers easy access to all the amenities you need. This community is perfect for nature lovers with walking trails, environmental reserves, and Fish Creek Park nearby. Plus, Yorkville features a central park and stunning Georgian-inspired brick homes. You've got to check out this amazing neighborhood - schedule a visit today!

Built in 2022

## Essential Information

MLS® # A2257110

Price \$768,500



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,842       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 149 Yorkville Street Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4X6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)     |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Playground       |
| Lot Description   | Back Yard, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-G                  |

**Listing Details**

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

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