

\$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.

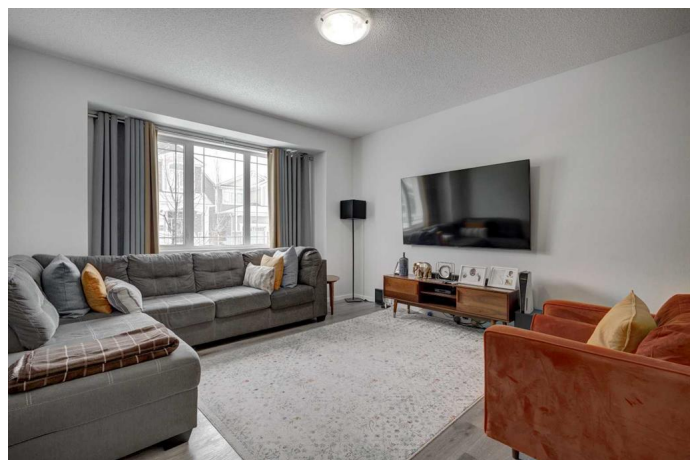
? Key Features:

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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