

# \$729,900 - 68 Yorkville Passage Sw, Calgary

MLS® #A2201903

**\$729,900**

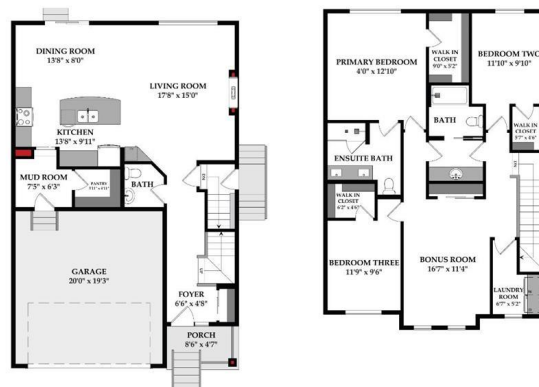
3 Bedroom, 3.00 Bathroom, 2,114 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

**\*\* QUICK POSSESSION READY \*\*** Shop and compare! **\*\*** This popular Mattamy home model has the best home quality you want! This large 2-story has over 2113+ sq ft of bright, airy living space and a coveted basement side entry. Pinterest details include modern décor & colors, custom trims/baseboards, high 9' ceilings, and "CHEFS STYLE KITCHEN," making this a perfect entertaining home. Gorgeous kitchen with island / flush breakfast bar, huge walk-in pantry, white QUARTZ counters, under cabinet lighting, dramatic island with an undermount stainless steel sink, recessed pot lights, stainless steel appliances, and white subway tile backsplash detail. It is an exquisite home. The main floor family room also has a sleek fireplace & lots of room to relax. Upstairs, you'll find three bedrooms, an upper laundry room & a bonus room with white railings, and a storage closet. The primary bedroom features a 4-piece ensuite - his & hers stations (Upgraded separate shower) and an oversized walk-in closet. Exterior: Two side yards (not a zero lot line), cement fiber siding, and covered entry. The pie-shaped backyard is fully fenced and landscaped – this home is ready to move into and enjoy! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!



**68 YORKVILLE PASSAGE SW**  
RES. INCLUDES FINISHED: 2,113 SQ FT  
MAIN LEVEL (AG) - 894.59 SQ FT / 83.11 m<sup>2</sup>  
UPPER LEVEL (AG) - 1,219.36 SQ FT / 113.25 m<sup>2</sup>  
TOTAL ABOVE GRADE RMB SIZE - 2,113.97 SQ FT / 196.36 m<sup>2</sup>



Built in 2023

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201903    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,114       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 68 Yorkville Passage Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1L7                 |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Off Street, Oversized, Parking Pad |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Water Purifier  |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

Fireplaces Electric, Great Room, Ventless

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame, Silent Floor Joists

Foundation Poured Concrete

## Additional Information

Date Listed March 14th, 2025

Days on Market 27

Zoning R-G

## Listing Details

Listing Office Jayman Realty Inc.

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