

\$850,000 - 43 Yorkville Manor Sw, Calgary

MLS® #A2209741

\$850,000

5 Bedroom, 4.00 Bathroom, 2,155 sqft
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

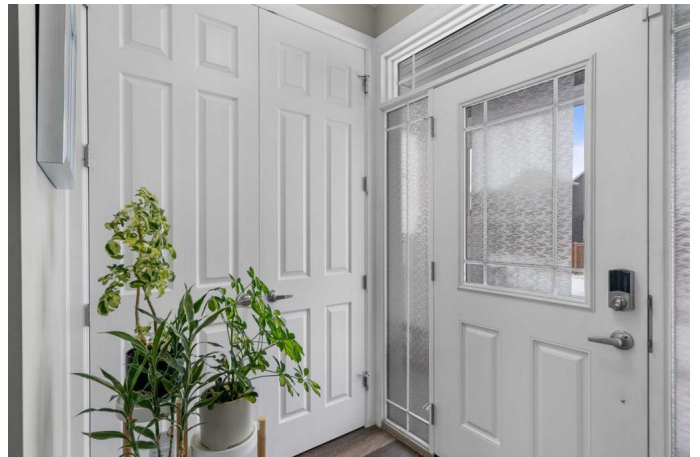
Perfect for families or first-time buyers, this meticulously maintained Mattamy-built home offers over 3,000 sq. ft. of thoughtfully designed living space and a serene pond view.

Featuring an open-concept design with soaring ceilings and abundant natural light, the living space is ideal for hosting or cozy nights in. The chef's kitchen boasts granite countertops, sleek black stainless-steel appliances, upgraded cabinetry, enhanced lighting, and a spacious walk-in pantry.

The luxurious master suite includes a walk-in closet and an ensuite bathroom with dual sinks. Step outside to your beautifully landscaped backyard, complete with 60% cemented space, a lighted fountain, and stunning pond views—perfect for relaxation and entertainment.

The fully finished walkout basement provides easy access to the backyard and pond, ideal for additional living space, a home office, or a gym.

Located just a 5-7 minute walk to local amenities like Sobeys and parks, you can enjoy scenic strolls or quick access to Silverado's schools and Somerset C-Train station which are n, only a 7-minute drive away. Don't miss out on this dream home!



Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209741 |
| Price | \$850,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,155 |
| Acres | 0.09 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 43 Yorkville Manor Sw |
| Subdivision | Yorkville |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4J7 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|--------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Garden, Lake, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Wood Frame, Other |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 21 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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