

# \$699,900 - 76 Yorkville Landing Sw, Calgary

MLS® #A2246008

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,603 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Great opportunity to live Welcome to this beautifully crafted home located in the vibrant, master-planned community of Yorkville in Southwest Calgary. This spacious residence offers a bright and open-concept layout, enhanced by luxury vinyl plank flooring throughout. The oversized French doors and generous foyer create a welcoming and elegant entrance. The main floor features a sunlit living room that flows seamlessly into a modern kitchen, complete with full-height cabinetry, built-in stainless steel appliances, a large quartz island, and a dining area with sliding glass doors that lead to the backyard—perfect for entertaining or family gatherings. Upstairs, you'll find a cozy family room and a luxurious primary suite with a 5-piece ensuite with double vanity and a massive walk-in closet. Two additional bedrooms are generously sized and share a full bathroom, ideal for growing families. The fully developed illegal basement adds incredible versatility, offering a spacious bedroom, an entertainment/media room, a full bathroom, and a complete kitchen. It's perfect for young adults, extended family, or guests seeking privacy and comfort. Outside, the home features a fully fenced backyard, providing a private and peaceful outdoor retreat. Yorkville is a new, master-planned community in Southwest Calgary with quick access to parks, green spaces, schools, and shopping. You're just 8 minutes from the Somerset/Bridlewood LRT station, making



commuting a breeze. Glenmore Christian Academy is only a 10-minute drive away, and several public schools are within 8 minutes. Everyday conveniences like Sobeys, Shoppers Drug Mart, restaurants, and local shops are all nearby, with Shawnessy Village Shopping Centre just 10 minutes away. With easy access to Macleod Trail and Stoney Trail, downtown Calgary is only a 30-minute drive. Don't miss this incredible opportunity to own a stunning home. Schedule your private viewing today!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246008    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,603       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 76 Yorkville Landing Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 5B5                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

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

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Range Hood, Refrigerator, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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