

# \$640,000 - 13 Yorkstone Grove Sw, Calgary

MLS® #A2217665

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,784 sqft

Residential on 0.05 Acres

Yorkville, Calgary, Alberta

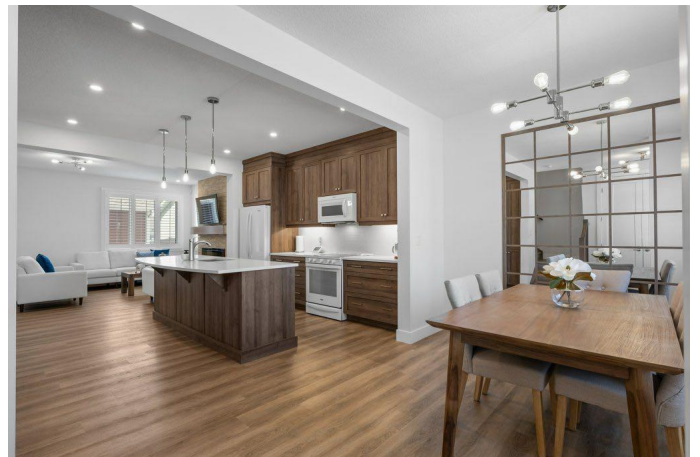
Welcome to your new homeâ€”packed with charm and thoughtful features! This bright and spacious property offers over 1,700 sq ft of living space, and it all starts with a standout brick façade that adds timeless curb appeal. Inside youâ€™ll find 3 good-sized bedrooms and 2.5 bathrooms, including a beautiful 5-piece ensuiteâ€”perfect for relaxing after a long day.

The main floor has an open layout thatâ€™s great for both everyday living and hosting friends. The kitchen offers tons of storage, a big island for prepping meals or gathering around, and even a handy coffee nook. The living room features an electric fireplace with floor to ceiling stone and additional windows that bring in plenty of natural light.

Out back, enjoy a low-maintenance yard with a composite deckâ€”ideal for summer BBQs or morning coffee. Thereâ€™s also an attached double garage at the rear for easy parking and extra storage. The basement is unfinished and ready for your ideas, with a rough-in for a future bathroom.

Located close to parks, shopping, highways, and Spruce Meadows, this home offers comfort, convenience, and a great lifestyle. Come see it for yourself!

Built in 2020



## Essential Information

MLS® #	A2217665
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	13 Yorkstone Grove Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Stone

Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	23
Zoning	R-G

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.