

\$699,900 - 13 Yorkville Green Sw, Calgary

MLS® #A2119173

\$699,900

5 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.06 Acres

Yorkville, Calgary, Alberta

Welcome to 13 Yorkville Green SW, where luxury meets convenience in the heart of the sought-after community of Yorkville. This meticulously maintained property offers an ideal blend of modern amenities and air conditioning that ensures year-round comfort. Step inside to discover an inviting main floor featuring a well-appointed front home office and an open layout that seamlessly connects the living room, dining area, and kitchen. Neutral tones create an inviting atmosphere, perfect for entertaining guests. The kitchen is a chef's dream, equipped with sleek appliances, ample cabinetry, a large pantry, and a spacious island, ideal for culinary enthusiasts. Retreat to the large primary suite complete with a walk-in closet and a five-piece en-suite bathroom, offering an oasis to unwind after a long day. Three additional bedrooms and a convenient laundry room on the upper floor provide flexibility for a growing family. The finished basement adds even more functionality and space to this impressive home, with an additional bedroom, recreation area, and wet bar, catering to various needs and lifestyles. Additionally, this home is within a 10-minute drive of four schools, numerous parks, and playgrounds, and proximity to various attractions, including the sprawling Fish Creek Provincial Park and the renowned Spruce Meadows. Within walking distance, residents will find an array of shopping amenities, restaurants, parks, and scenic walking/biking trails, ensuring every



convenience is close at hand. making it an ideal choice for families.

Built in 2018

Essential Information

MLS® #	A2119173
Price	\$699,900
Sold Price	\$700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,997
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Yorkville Green Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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