

\$749,000 - 209 Yorkville Boulevard Sw, Calgary

MLS® #A2143026

\$749,000

3 Bedroom, 3.00 Bathroom, 1,912 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Welcome to the epitome of luxurious living in Yorkville. Superb location with many parks surrounding it, this beautiful house has all you are looking for, This exquisite family home is one of the most popular model Monarch (1912Sqft) by Mattamy builder on a bigger Corner lot and ready for immediate possession, Over 50k in upgrades, Spanning over 1912+ square feet of developed space on the main and upper floor, with an additional 743 square feet of 9 feet ceiling BASEMENT SPACE awaiting your creative touch, there is an option for a side entrance on this corner lot house, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan with fancy tiled gas fire place accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The huge kitchen is a chef's delight, quartz countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you will find 3 bedrooms + large bonus room; large master bedroom with beautiful view, luxury ensuite with double vanity sinks, and separated bathtub and shower, functional laundry room with a new set of washer & dryer. you'll find a sizable center bonus room, ideal for movie night with your families. Every aspect of this home is meticulously designed for both comfort and functionality. residents enjoy



access to shopping venues, dog parks, parks and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, and all the amenities Calgary has to offer, this location epitomizes convenience. Don't miss the chance to own a piece of paradise in Yorkville. Your dream home awaitsâ€”schedule a private tour with your realtor today and embark on the journey to extraordinary living. The builder will do sod to the front and side of the house, and one side privacy fence (Blvd side)will be done by the builder as well.

Built in 2024

Essential Information

MLS® #	A2143026
Price	\$749,000
Sold Price	\$723,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,912
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	209 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x5b6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 28th, 2024
Days on Market	7
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Skyrock
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