

# \$729,000 - 93 Yorkville Terrace Sw, Calgary

MLS® #A2204967

**\$729,000**

3 Bedroom, 3.00 Bathroom, 1,930 sqft

Residential on 0.10 Acres

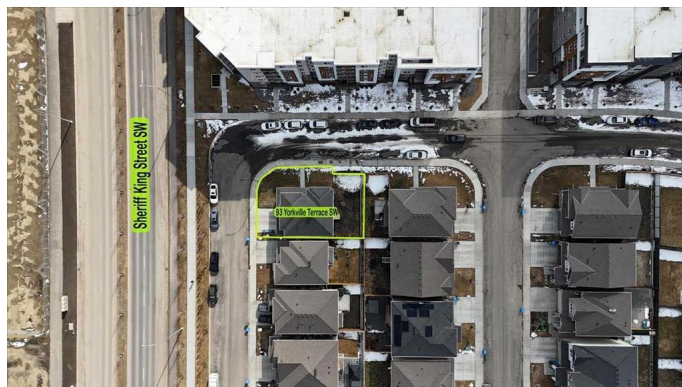
Yorkville, Calgary, Alberta

WELCOME TO LUXURIOUS LIVING IN YORKVILLE! This stunning 1,930+ sq ft Monarch model by Mattamy sits on a premium corner lot and showcases over \$70K in upgrades, ready for immediate possession. Bathed in natural light and surrounded by parks, the home features an open-concept layout with high-end finishes, a chef-inspired kitchen with quartz countertops, and a spacious island perfect for entertaining. The upper level offers three bedrooms plus a bonus room, a lavish primary suite with a spa-like ensuite, and a conveniently located laundry room. The 9-ft ceiling basement awaits your personal touch. Enjoy quick access to Stoney Trail, shopping, parks, and public transit. Don't miss this rare opportunity—book your private showing today!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204967  |
| Price          | \$729,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,930     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 93 Yorkville Terrace Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X4X6                  |

### Amenities

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

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Open Floorplan, Pantry                                         |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line                   |
| Lot Description   | Corner Lot                     |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |

# Listing Details

Listing Office                      Real Estate Professionals Inc.

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