

# \$610,000 - 21 Yorkstone Grove Sw, Calgary

MLS® #A2223341

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,692 sqft

Residential on 0.05 Acres

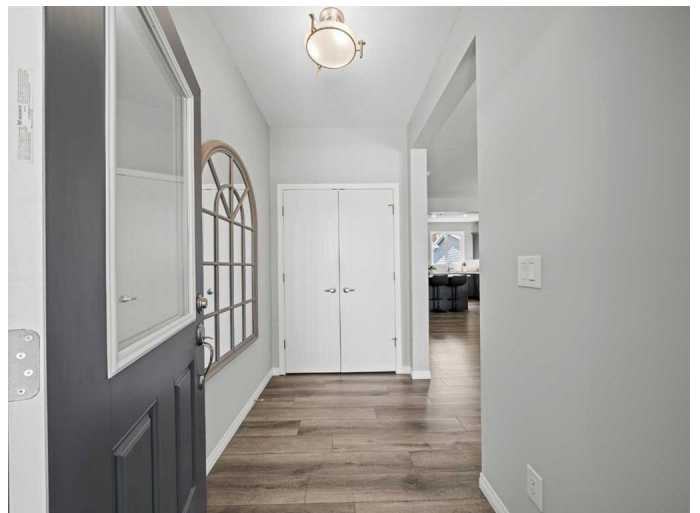
Yorkville, Calgary, Alberta

Offered at \$610,000, this beautifully maintained semi-detached home in the growing southwest community of Yorkville combines space, convenience, and comfort in one incredible package. With over 1,690 sq.ft. of living space, 3 bedrooms, 2.5 bathrooms, an attached double garage, and smart layout upgrades, this 2019-built home is a must-see for families and professionals alike.

The open-concept main floor features 9'™ ceilings, luxury vinyl plank flooring, and an abundance of natural light from oversized windows throughout. A stylish kitchen with quartz countertops, designer backsplash, stainless steel appliances, and a central island flows seamlessly into a spacious dining area and cozy living room. A large, private mudroom connects directly to the double garage - rare for semi-detached homes - and leads to a maintenance-free backyard, perfect for summer evenings.

Upstairs, the private primary suite includes a walk-in closet and spa-inspired ensuite with dual vanities, a walk-in shower, and a separate soaker tub. Two additional bedrooms, a full bathroom, and a well-equipped laundry area round out this level. The unfinished basement offers endless potential for future development and has a rough for future bathroom.

Located just steps from playgrounds and green spaces, and minutes from Macleod &



Stoney Trail, top schools, golf courses, Spruce Meadows, and Silverado shopping, this home offers unbeatable access to both nature and amenities.

Don't miss this opportunity - book your showing today and experience Yorkville living at its finest!

Built in 2019

### Essential Information

MLS® #	A2223341
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	21 Yorkstone Grove Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	21
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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