

# \$669,000 - 19 Yorkville Gate Sw, Calgary

MLS® #A2244832

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,935 sqft

Residential on 0.08 Acres

Yorkville, Calgary, Alberta

Welcome to this stunning 1,935 sq ft semi-detached corner unit in the heart of Yorkville – a true gem designed for modern family living! This wide, unique floorplan offers an airy open-concept layout flooded with natural light from windows on all sides. The upgraded KitchenAid appliances shine in the gourmet kitchen, complete with two spacious pantries and a convenient workstation, all flowing seamlessly into a bright and functional living space. Thoughtfully planned storage is everywhere, from the oversized entry closet to the massive linen closet upstairs. The laundry/mudroom off the side-attached double garage is as practical as it is stylish. Step outside to your large entertaining deck and a yard with room for a trampoline and garden. Upstairs, the natural light continues to pour in – especially in the luxurious primary retreat featuring wraparound windows, a generous walk-in closet, and a spa-like ensuite with double vanity, soaker tub, and separate shower. Two additional bedrooms are generously sized and share a well-placed main bath, while the cozy family room anchors the second level with warmth and flexibility. The basement is ready for your personal touch. Don't miss your chance to own a bright, spacious, and upgraded family home in sought-after Yorkville!

Built in 2019

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2244832               |
| Price          | \$669,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,935                  |
| Acres          | 0.08                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19 Yorkville Gate Sw |
| Subdivision | Yorkville            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4K2              |

### Amenities

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

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board, Wood Frame          |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 46               |
| Zoning         | R-G              |

**Listing Details**

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

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