

# \$640,000 - 13 Yorkstone Grove Sw, Calgary

MLS® #A2217665

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,784 sqft

Residential on 0.05 Acres

Yorkville, Calgary, Alberta

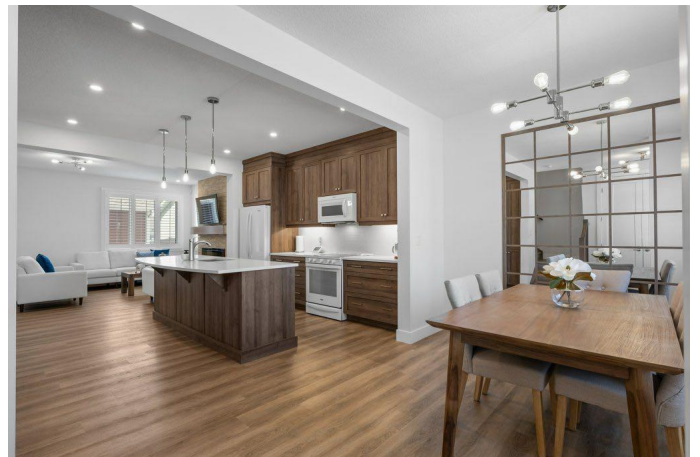
Welcome to your new homeâ€”packed with charm and thoughtful features! This bright and spacious property offers over 1,700 sq ft of living space, and it all starts with a standout brick façade that adds timeless curb appeal. Inside youâ€™ll find 3 good-sized bedrooms and 2.5 bathrooms, including a beautiful 5-piece ensuiteâ€”perfect for relaxing after a long day.

The main floor has an open layout thatâ€™s great for both everyday living and hosting friends. The kitchen offers tons of storage, a big island for prepping meals or gathering around, and even a handy coffee nook. The living room features an electric fireplace with floor to ceiling stone and additional windows that bring in plenty of natural light.

Out back, enjoy a low-maintenance yard with a composite deckâ€”ideal for summer BBQs or morning coffee. Thereâ€™s also an attached double garage at the rear for easy parking and extra storage. The basement is unfinished and ready for your ideas, with a rough-in for a future bathroom.

Located close to parks, shopping, highways, and Spruce Meadows, this home offers comfort, convenience, and a great lifestyle. Come see it for yourself!

Built in 2020



## Essential Information

MLS® #	A2217665
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	13 Yorkstone Grove Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Stone

Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	6
Zoning	R-G

### Listing Details

Listing Office	Real Broker
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