

# \$764,990 - 61 Yorkstone Crescent Sw, Calgary

MLS® #A2238821

## \$764,990

3 Bedroom, 3.00 Bathroom, 2,542 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, youâ€™ll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainerâ€™s dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see whatâ€™s cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Equipped with 8 Solar Panels! Photos & virtual tour are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238821  |
| Price      | \$764,990 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,542       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 61 Yorkstone Crescent Sw |
| Subdivision | Yorkville                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5N5                  |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator           |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric, Insert                                                          |
| 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    | July 11th, 2025 |
| Days on Market | 47              |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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