

# \$825,000 - 149 Yorkville Street Sw, Calgary

MLS® #A2229815

**\$825,000**

4 Bedroom, 3.00 Bathroom, 2,842 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Welcome to this spacious and stylish custom-built home by Mattamy Homes, located in the heart of Yorkville! With over 2,800 sqft of living space, this home features an open-concept layout with a large main floor, complete with a flexible office area or den. Upstairs, you'll find four generously sized bedrooms - each with their own walk in closet, a large bonus room, and convenient upper-floor laundry. The home offers 2.5 bathrooms, providing plenty of space for the whole family.

The unfinished basement, with a separate entrance, is a blank canvas just waiting for your personal touch.

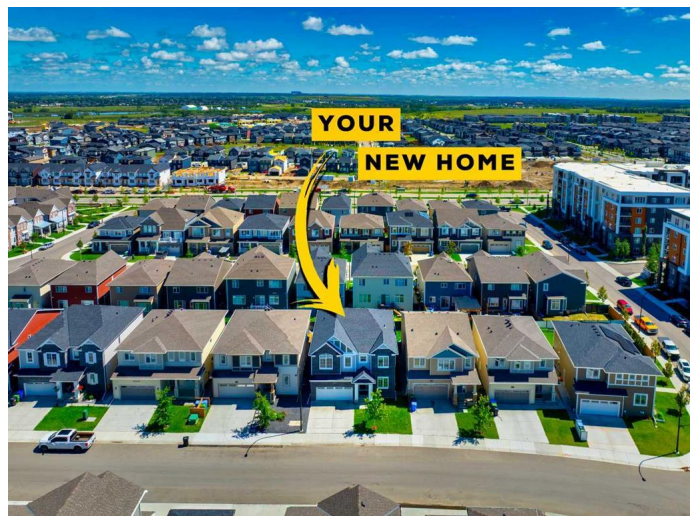
Located just minutes from McLeod and Stoney Trail, Yorkville offers easy access to all the amenities you need. This community is perfect for nature lovers with walking trails, environmental reserves, and Fish Creek Park nearby. Plus, Yorkville features a central park and stunning Georgian-inspired brick homes. You've got to check out this amazing neighborhood - schedule a visit today!

Built in 2022

## Essential Information

MLS® # A2229815

Price \$825,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,842       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 149 Yorkville Street Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4X6                 |

### Amenities

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

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)     |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Playground       |
| Lot Description   | Back Yard, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 25               |
| Zoning         | R-G              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.