

# \$624,900 - 161 Yorkville Manor Sw, Calgary

MLS® #A2217296

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,923 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 161 Yorkville Manor – a spacious (1923 square feet!), meticulously maintained, open-concept home with features and upgrades that truly set it apart. Enjoy the comfort of air conditioning, a double back-attached garage via a paved back lane, and a massive pie-shaped, south-facing backyard – perfect for sun-filled days and family fun. Located on a quiet, family-friendly street, this home offers unbeatable access to nearby amenities and commuter routes. Entering into the foyer you are greeted with 9 foot knock-down ceilings, an abundance of natural light from the oversized triple-pane windows, modern paint, wide-plank engineered hardwood flooring and upgraded finishings/hardware. The kitchen is an entertainers dream with a large island, ceiling-height cabinetry, a spacious pantry, sleek stone countertops (complete with undermount sink) and a premium stainless appliance package including professional-grade gas range. A tiled mudroom connects to the sunny south backyard and leads directly to the garage – perfect for keeping the mess out of the house. This area also features a storage closet, alcove with shelving, and a discreet 2-piece powder room that's conveniently accessible from both indoors and outdoors. Adjacent to the kitchen is a dining area with more big bright windows, ample space for an 8-person table and room for a sideboard or coffee station. The living room is perfectly



situated just far enough away from the entertainment area and is waiting for your big comfy furniture for cozy movie nights. Upstairs, the private owners retreat is located at the north end of the home and features a 5-piece ensuite with a soaker tub, fully tiled shower, comfort-height dual vanity (36" height) with stone countertop and undermount sinks, and both a walk-in closet AND a 'sweater closet'. At the opposite end of the second level are two additional bedrooms, each with large windows and generous closet space. A full 4-piece bathroom with a tiled tub surround, a linen closet, and a laundry room with a brand-new washer and dryer complete the upper floor. The undeveloped basement is waiting for your imagination with over 900 square feet of potential, a large window and rough-in plumbing for a future bathroom. The large south facing, sun-soaked backyard is a standout feature and is ideal for gardening, entertaining on the new deck with a BBQ gas hookup, or simply watching the kids play. Located on a quiet, family-friendly street, yet just a 5-minute walk (or a three minute drive) to amenities like a grocery store, pub, restaurants, gym, pharmacy and banks, and easy access to commuter routes, make this location unbeatable! Don't miss your opportunity to own this exceptional home in a thriving community!

Built in 2018

### **Essential Information**

MLS® #	A2217296
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,923

Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	161 Yorkville Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting, Pie Shaped Lot
Roof	Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
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Days on Market	13
Zoning	R-G

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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