

# \$835,000 - 73 Yorkville Terrace Sw, Calgary

MLS® #A2223102

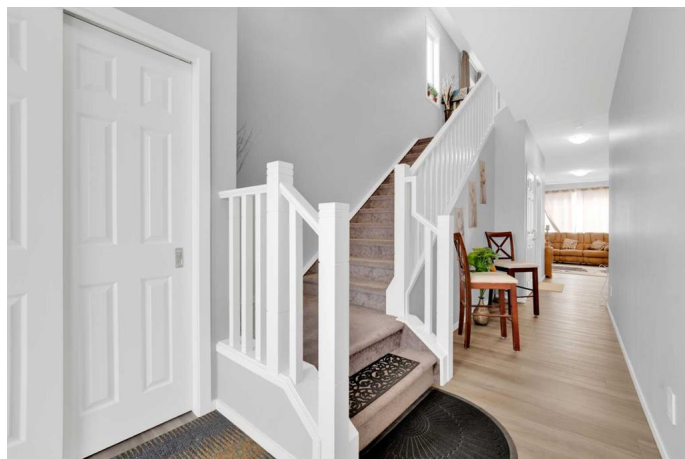
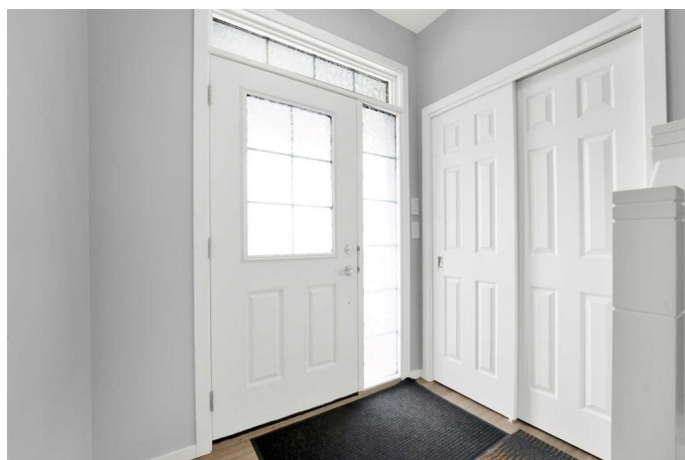
**\$835,000**

5 Bedroom, 4.00 Bathroom, 2,294 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 73 Yorkville Terrace SW, a stunning Mattamy-built Whistler model that perfectly blends style, space, and modern functionality. This beautifully crafted home showcases an impressive brick front elevation that immediately captures curb appeal and invites you inside. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite featuring a double vanity ensuite—offering a private retreat for rest and relaxation. A convenient laundry room on the upper level adds ease to your daily routine. The main floor boasts a bright and open layout with a versatile den ideal for a home office or playroom, complemented by a cozy electric fireplace that creates a warm and inviting atmosphere in the living area. The kitchen is both functional and elegant, equipped with stainless steel appliances, a generous walk-in pantry, and ample cabinetry to meet all your storage needs. The fully finished legal basement suite is a standout feature, providing excellent rental income potential or the perfect space for multi-generational living. It includes a separate side entrance, a spacious bedroom, full bathroom, family room, fully equipped kitchen, and its own laundry area. Thoughtful upgrades such as Rockwool insulation and Sonopan soundproofing in the basement ceiling ensure enhanced privacy and a peaceful environment for everyone. Outside, the fully fenced backyard features a wooden patio/deck—ideal for outdoor dining, entertaining, or simply relaxing in your private



oasis. Situated in the vibrant and growing Yorkville community, this home is close to parks, schools, shopping, and future amenities, making it an excellent choice for families and investors alike. With high-quality finishes and well-considered upgrades throughout, this move-in-ready residence offers a perfect balance of luxury and practicality in one exceptional package.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223102    |
| Price          | \$835,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,294       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 73 Yorkville Terrace Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4X5                 |

**Amenities**

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

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Bathroom Rough-in, Central Vacuum, Pantry                                                      |
| Appliances        | Microwave, Central Air Conditioner, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer |
| Heating           | Central                                                                                                                                        |
| Cooling           | Sep. HVAC Units                                                                                                                                |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Electric                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Exterior Entry, Finished, Suite                                                                                                          |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Private Entrance    |
| Lot Description   | Back Yard, Landscaped, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Asphalt                           |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 66             |
| Zoning         | R-G            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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