

\$990,000 - 16 Yorkville Terrace Sw, Calgary

MLS® #A2262980

\$990,000

6 Bedroom, 3.00 Bathroom, 2,467 sqft

Residential on 0.11 Acres

Yorkville, Calgary, Alberta

**MAIN AND UPPER 9'™ FT HIGH
CEILINGS!**

Welcome to Yorkville, a vibrant new home community designed for families who value pride, comfort, and connection.

This stunning home is filled with premium upgrades, abundant natural light, and large windows throughout. The open-concept floor plan showcases exceptional build quality and modern design.

The main level features a spacious living room with a gas fireplace (tile facing and screen), a flex/den room (converted to a Bedroom) , and an upgraded kitchen with full-height cabinets, stainless steel appliances, a chimney hood fan, and a pantry for extra storage. Enjoy seamless flow to the dining area and backyard patio. The entire main floor is finished with durable vinyl flooring – waterproof and scratch-resistant.

Upstairs, the primary suite impresses with a five-piece ensuite bath and an oversized walk-in closet. Four additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level.

The unfinished basement offers endless potential – with a 3-piece rough-in, two windows, and space ideal for a bedroom, recreation area, and flex room.



Additional features include:

Glazed front entry door panel

Dual-glazed low-E vinyl windows

50-gallon gas power-vented water heater

High-efficiency forced-air furnace

R20 exterior wall insulation

HRV (Heat Recovery Ventilation) system

Upgraded carpeting

Two exterior water taps

Enjoy unobstructed views from both the main-level den and the bonus room.

Perfectly located close to all amenities – shopping, schools, C-Train, Stoney Trail, Highway 2, and just minutes to the Calgary International Airport.

A must-see property – come make this your dream home today!

Built in 2022

Essential Information

MLS® #	A2262980
Price	\$990,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,467
Acres	0.11
Year Built	2022

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Yorkville Terrace Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4X4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Side
# of Garages	1

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot, Open Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	MaxWell Central
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