

# \$674,999 - 93 Yorkville Terrace Sw, Calgary

MLS® #A2237812

**\$674,999**

3 Bedroom, 3.00 Bathroom, 1,930 sqft  
Residential on 0.10 Acres

Yorkville, Calgary, Alberta

WELCOME TO LUXURIOUS LIVING IN YORKVILLE! This stunning 1,930+ sq ft Monarch model by Mattamy sits on a premium corner lot and showcases over \$70K in upgrades, ready for immediate possession. Bathed in natural light and surrounded by parks, the home features an open-concept layout with high-end finishes, a chef-inspired kitchen with quartz countertops, and a spacious island perfect for entertaining. The upper level offers three bedrooms plus a bonus room, a lavish primary suite with a spa-like ensuite, and a conveniently located laundry room. The 9-ft ceiling basement awaits your personal touch. Enjoy quick access to Stoney Trail, shopping, parks, and public transit. Don't miss this rare opportunity—book your private showing today!

Built in 2023

## Essential Information

MLS® #	A2237812
Price	\$674,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,930
Acres	0.10



Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	93 Yorkville Terrace Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4X6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	28
Zoning	R-G

## Listing Details

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.