

**73 Yorkville Terrace SW
Calgary, Alberta**

MLS # A2223102



\$835,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

Inclusions: 2 DISHWASHERS, WASHER/DRYER, STACKABLE WASHER/DRYER, 2 REFRIGERATORS, 2 ELECTRIC STOVE, 1 OVER THE RANGE MICROWAVES, HOOD FAN, WINDOW BLINDS.AC (Check the comments)

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.