

# \$764,990 - 61 Yorkstone Crescent Sw, Calgary

MLS® #A2238821

**\$764,990**

3 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, you'll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Equipped with 8 Solar Panels! Photos & virtual tour are representative.



Built in 2025

## Essential Information

MLS® #	A2238821
Price	\$764,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,542
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Yorkstone Crescent Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5N5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	19
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.