

# \$669,000 - 19 Yorkville Gate Sw, Calgary

MLS® #A2244832

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,935 sqft

Residential on 0.08 Acres

Yorkville, Calgary, Alberta

Welcome to this stunning 1,935 sq ft semi-detached corner unit in the heart of Yorkville – a true gem designed for modern family living! This wide, unique floorplan offers an airy open-concept layout flooded with natural light from windows on all sides. The upgraded KitchenAid appliances shine in the gourmet kitchen, complete with two spacious pantries and a convenient workstation, all flowing seamlessly into a bright and functional living space. Thoughtfully planned storage is everywhere, from the oversized entry closet to the massive linen closet upstairs. The laundry/mudroom off the side-attached double garage is as practical as it is stylish. Step outside to your large entertaining deck and a yard with room for a trampoline and garden. Upstairs, the natural light continues to pour in – especially in the luxurious primary retreat featuring wraparound windows, a generous walk-in closet, and a spa-like ensuite with double vanity, soaker tub, and separate shower. Two additional bedrooms are generously sized and share a well-placed main bath, while the cozy family room anchors the second level with warmth and flexibility. The basement is ready for your personal touch. Don't miss your chance to own a bright, spacious, and upgraded family home in sought-after Yorkville!

Built in 2019

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2244832               |
| Price          | \$669,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,935                  |
| Acres          | 0.08                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19 Yorkville Gate Sw |
| Subdivision | Yorkville            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4K2              |

### Amenities

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

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board, Wood Frame          |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 39               |
| Zoning         | R-G              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.