

# \$850,000 - 43 Yorkville Manor Sw, Calgary

MLS® #A2209741

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,155 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

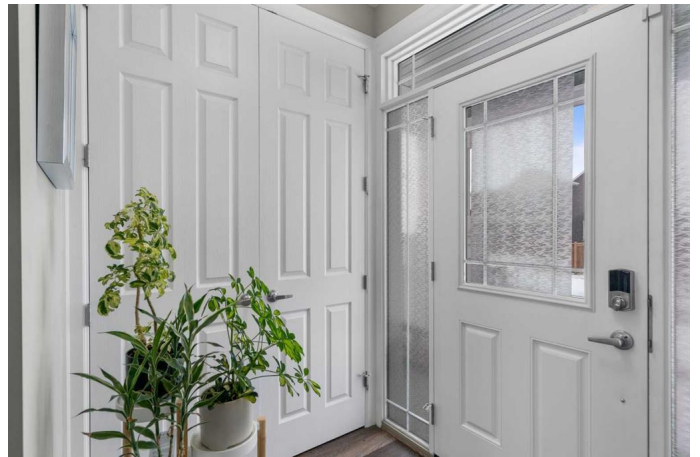
Perfect for families or first-time buyers, this meticulously maintained Mattamy-built home offers over 3,000 sq. ft. of thoughtfully designed living space and a serene pond view.

Featuring an open-concept design with soaring ceilings and abundant natural light, the living space is ideal for hosting or cozy nights in. The chef's kitchen boasts granite countertops, sleek black stainless-steel appliances, upgraded cabinetry, enhanced lighting, and a spacious walk-in pantry.

The luxurious master suite includes a walk-in closet and an ensuite bathroom with dual sinks. Step outside to your beautifully landscaped backyard, complete with 60% cemented space, a lighted fountain, and stunning pond views—perfect for relaxation and entertainment.

The fully finished walkout basement provides easy access to the backyard and pond, ideal for additional living space, a home office, or a gym.

Located just a 5-7 minute walk to local amenities like Sobeys and parks, you can enjoy scenic strolls or quick access to Silverado's schools and Somerset C-Train station which are n, only a 7-minute drive away. Don't miss out on this dream home!



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209741    |
| Price          | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,155       |
| Acres          | 0.09        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Yorkville Manor Sw |
| Subdivision | Yorkville             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4J7               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop                        |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                                                                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Garden, Lake, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Concrete, Stone, Wood Frame, Other                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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