

# \$785,000 - 149 Yorkville Street Sw, Calgary

MLS® #A2257110

**\$785,000**

4 Bedroom, 3.00 Bathroom, 2,842 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Welcome to this spacious and stylish custom-built home by Mattamy Homes, located in the heart of Yorkville! With over 2,800 sqft of living space, this home features an open-concept layout with a large main floor, complete with a flexible office area or den. Upstairs, you'll find four generously sized bedrooms - each with their own walk in closet, a large bonus room, and convenient upper-floor laundry. The home offers 2.5 bathrooms, providing plenty of space for the whole family.

The unfinished basement, with a separate entrance, is a blank canvas just waiting for your personal touch.

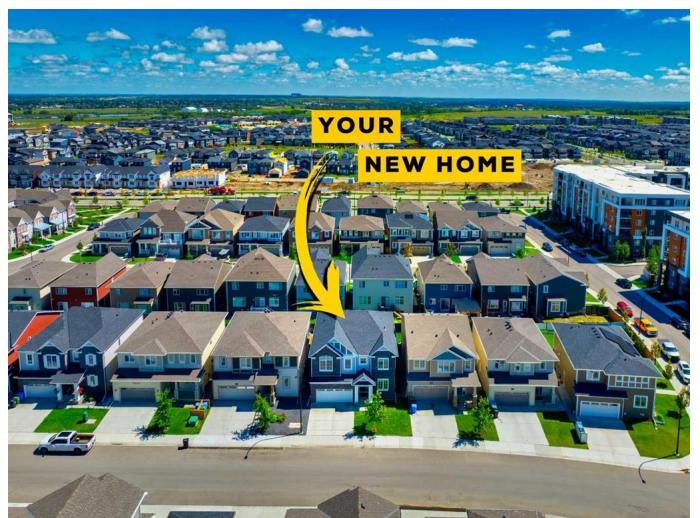
Located just minutes from McLeod and Stoney Trail, Yorkville offers easy access to all the amenities you need. This community is perfect for nature lovers with walking trails, environmental reserves, and Fish Creek Park nearby. Plus, Yorkville features a central park and stunning Georgian-inspired brick homes. You've got to check out this amazing neighborhood - schedule a visit today!

Built in 2022

## Essential Information

MLS® #                   A2257110

Price                     \$785,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,842
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	149 Yorkville Street Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4X6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	3
Zoning	R-G

### **Listing Details**

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

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