

# \$870,000 - 14 Yorkstone Manor Sw, Calgary

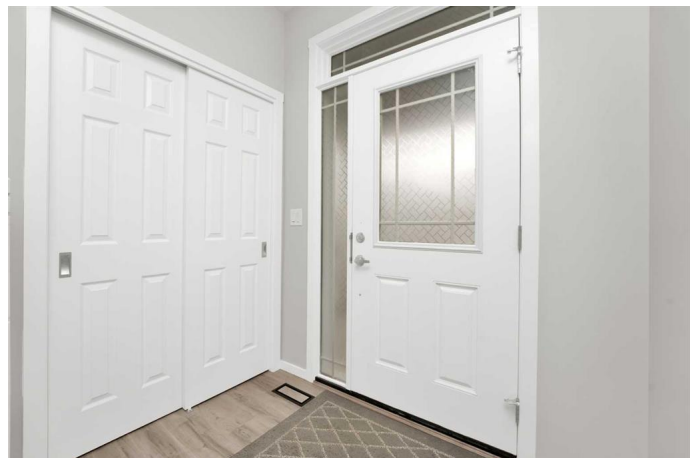
MLS® #A2226663

## \$870,000

5 Bedroom, 4.00 Bathroom, 2,289 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 14 Yorkstone Manor SW, a beautifully maintained and modern home located in the sought-after community of Yorkville. This spacious property offers a total of 5 bedrooms and 3.5 bathrooms, with a layout designed for both style and functionality. The home features impressive 9 ft ceilings on both the main and upper floors, creating an airy, open feel throughout. The upper level includes four generously sized bedrooms, two full bathrooms, and a convenient laundry room. On the main floor, you'll find a bright open-concept living space complete with an electric fireplace, a private den, a powder room, and a sleek kitchen featuring a gas stove, pantry, and modern finishes. The fully finished legal basement suite offers a separate side entrance, one bedroom, a full bathroom, family room, kitchen, and its own laundry area, ideal for extended family or rental income. To ensure privacy and comfort, the basement ceiling has been upgraded with Rockwool insulation and Sonopan panels for added soundproofing. Still under builder warranty, this home is move-in ready and offers exceptional value. Located close to parks, pathways, and major roadways, 14 Yorkstone Manor SW is a perfect blend of luxury, practicality, and investment potential. Note: The AC unit and water softener are currently under lease. The leases must be transferred prior to the possession date. The monthly lease payment is \$80 for the AC unit and \$40 for the water softener.



Built in 2024

Essential Information

MLS® #	A2226663
Price	\$870,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,289
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Yorkstone Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Pantry
Appliances	Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Microwave Hood Fan
Heating	Central, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Asphalt
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	31
Zoning	R-G

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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