

# \$729,900 - 68 Yorkville Passage Sw, Calgary

MLS® #A2201903

**\$729,900**

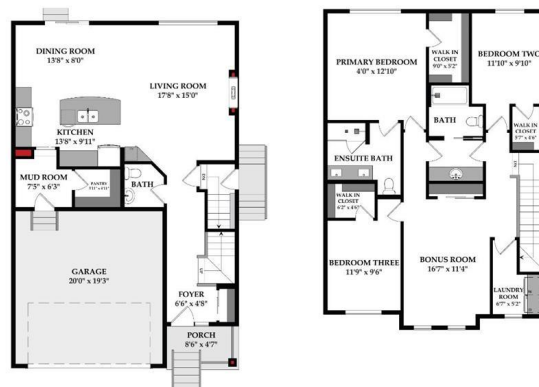
3 Bedroom, 3.00 Bathroom, 2,114 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

**\*\* QUICK POSSESSION READY \*\*** Shop and compare! \*\* This popular Mattamy home model has the best home quality you want! This large 2-story has over 2113+ sq ft of bright, airy living space and a coveted basement side entry. Pinterest details include modern décor & colors, custom trims/baseboards, high 9' ceilings, and "CHEFS STYLE KITCHEN," making this a perfect entertaining home. Gorgeous kitchen with island / flush breakfast bar, huge walk-in pantry, white QUARTZ counters, under cabinet lighting, dramatic island with an undermount stainless steel sink, recessed pot lights, stainless steel appliances, and white subway tile backsplash detail. It is an exquisite home. The main floor family room also has a sleek fireplace & lots of room to relax. Upstairs, you'll find three bedrooms, an upper laundry room & a bonus room with white railings, and a storage closet. The primary bedroom features a 4-piece ensuite - his & hers stations (Upgraded separate shower) and an oversized walk-in closet. Exterior: Two side yards (not a zero lot line), cement fiber siding, and covered entry. The pie-shaped backyard is fully fenced and landscaped – this home is ready to move into and enjoy! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!



**68 YORKVILLE PASSAGE SW**  
RES. MEASUREMENTS PROVIDED BY CANADIAN  
MAIN LEVEL (AG) - 894.59 Sq Ft / 83.11 m<sup>2</sup>  
UPPER LEVEL (AG) - 1,219.08 Sq Ft / 113.25 m<sup>2</sup>  
TOTAL ABOVE GRADE RMB SIZE - 2,113.67 Sq Ft / 196.36 m<sup>2</sup>



Built in 2023

## Essential Information

MLS® #	A2201903
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	68 Yorkville Passage Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Oversized, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Water Purifier, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Electric, Great Room, Ventless

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board, Silent Floor Joists

Foundation Poured Concrete

## Additional Information

Date Listed March 14th, 2025

Days on Market 19

Zoning R-G

## Listing Details

Listing Office Jayman Realty Inc.

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