

# \$699,900 - 76 Yorkville Landing Sw, Calgary

MLS® #A2246008

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,603 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Perfect mortgage helper- Live in the main home, rent the basement suite for added income! Great opportunity to live Welcome to this beautifully crafted home located in the vibrant, master-planned community of Yorkville in Southwest Calgary. This spacious residence offers a bright and open-concept layout, enhanced by luxury vinyl plank flooring throughout. The oversized French doors and generous foyer create a welcoming and elegant entrance. The main floor features a sunlit living room that flows seamlessly into a modern kitchen, complete with full-height cabinetry, built-in stainless steel appliances, a large quartz island, and a dining area with sliding glass doors that lead to the backyardâ€”perfect for entertaining or family gatherings. Upstairs, you'll find a cozy family room and a luxurious primary suite with a 5-piece ensuite with double vanity and a massive walk-in closet. Two additional bedrooms are generously sized and share a full bathroom, ideal for growing families. The fully developed basement adds incredible versatility, offering a spacious bedroom, an entertainment/media room, a full bathroom, and a complete kitchen. Itâ€™s perfect for young adults, extended family, or guests seeking privacy and comfort. Outside, the home features a fully fenced backyard, providing a private and peaceful outdoor retreat. Yorkville is a new, master-planned community in Southwest Calgary with quick access to parks, green spaces, schools, and



shopping. Youâ€™re just 8 minutes from the Somerset/Bridlewood LRT station, making commuting a breeze. Glenmore Christian Academy is only a 10-minute drive away, and several public schools are within 8 minutes. Everyday conveniences like Sobeys, Shoppers Drug Mart, restaurants, and local shops are all nearby, with Shawnessy Village Shopping Centre just 10 minutes away. With easy access to Macleod Trail and Stoney Trail, downtown Calgary is only a 30-minute drive. Donâ€™t miss this incredible opportunity to own a stunning home. Schedule your private viewing today!

Built in 2023

**Essential Information**

MLS® #	A2246008
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,603
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	76 Yorkville Landing Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5B5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 8th, 2025
Zoning	R-G

### Listing Details

Listing Office	Homecare Realty Ltd.
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