



GRASSROOTS
REALTY GROUP

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16 Yorkville Terrace SW
Calgary, Alberta

MLS # A2262980



\$884,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Open Lot, Rectangular		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

MAIN AND UPPER 9' FT HIGH CEILINGS! Welcome to Yorkville, a vibrant new home community designed for families who value pride, comfort, and connection. This stunning home is filled with premium upgrades, abundant natural light, and large windows throughout. The open-concept floor plan showcases exceptional build quality and modern design. The main level features a spacious living room with a gas fireplace (tile facing and screen), a flex/den room (converted to a Bedroom), and an upgraded kitchen with full-height cabinets, stainless steel appliances, a chimney hood fan, and a pantry for extra storage. Enjoy seamless flow to the dining area and backyard patio. The entire main floor is finished with durable vinyl flooring – waterproof and scratch-resistant. Upstairs, the primary suite impresses with a five-piece ensuite bath and an oversized walk-in closet. Four additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The unfinished basement offers endless potential – with a 3-piece rough-in, two windows, and space ideal for a bedroom, recreation area, and flex room. Additional features include: Glazed front entry door panel Dual-glazed low-E vinyl windows 50-gallon gas power-vented water heater High-efficiency forced-air furnace R20 exterior wall insulation HRV (Heat Recovery Ventilation) system Upgraded carpeting Two exterior water taps Enjoy unobstructed views from both the main-level den and the bonus room. Perfectly located close to all amenities – shopping, schools, C-Train, Stoney Trail, Highway 2, and just minutes to the Calgary International Airport. A must-see property – come make this your dream home today!