

# \$819,990 - 37 Yorkstone Crescent Sw, Calgary

MLS® #A2252071

## \$819,990

4 Bedroom, 3.00 Bathroom, 2,946 sqft  
Residential on 0.08 Acres

Yorkville, Calgary, Alberta

The Armstrong is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. Entertain guests in the lively great room with electric fireplace. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor includes a separate den or dining space that can be repurposed as a home office. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an upgraded ensuite. Enjoy the convenience of a laundry room and linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed October 2025. Photos & virtual tour are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2252071  |
| Price      | \$819,990 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,946       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 37 Yorkstone Crescent Sw |
| Subdivision | Yorkville                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 0T9                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave, Range Hood, Refrigerator                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                         |
| Fireplaces        | Electric, Insert                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting                    |
| Lot Description   | Landscaped, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 50                  |
| Zoning         | TBD                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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