



## 16 Yorkville Terrace Calgary Alberta

\$884,900

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! (id:6769)

Living room 14.92 Ft x 15.92 Ft

Dining room 10.08 Ft x 15.92 Ft

2pc Bathroom 5.42 Ft x 4.58 Ft

Bedroom 11.58 Ft x 9.00 Ft

Foyer 9.83 Ft x 8.00 Ft

Kitchen 10.75 Ft x 15.92 Ft

Bedroom 9.08 Ft x 12.25 Ft

Bedroom 10.67 Ft x 14.17 Ft

Bedroom 10.50 Ft x 15.92 Ft

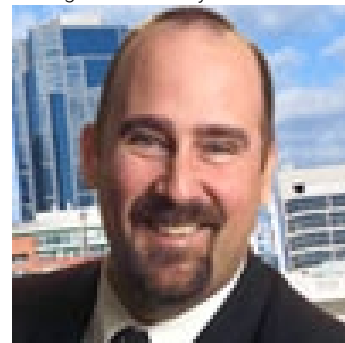
Primary Bedroom 15.83 Ft x 15.83 Ft

Bedroom 9.83 Ft x 14.50 Ft

3pc Bathroom 4.83 Ft x 10.92 Ft

4pc Bathroom 8.50 Ft x 7.67 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)