

\$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, Stone Counters, Sump Pump(s), Walk-In Closet(s)
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	30
Zoning	TBD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.