



GRASSROOTS
REALTY GROUP

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33 Yorkstone Gardens SW
Calgary, Alberta

MLS # A2347293

\$485,990

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,366 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

Welcome to ****The Finch****, a beautifully crafted 1,366 sq. ft. residence nestled in the vibrant and highly sought-after Yorkville community of Calgary. Thoughtfully designed with elevated finishes and modern elegance, this stunning 3-bedroom, 2.5-bathroom home seamlessly blends contemporary style with everyday comfort. From the moment you step inside, you'll appreciate the refined design studio selections, including sleek quartz countertops, luxury vinyl plank flooring, and a curated stainless steel appliance package that enhances the sophisticated kitchen space. The open-concept main floor is ideal for both upscale entertaining and relaxed family living, offering a bright and inviting atmosphere filled with natural light. Upstairs, the spacious bedrooms provide private retreats, while the primary suite offers a serene escape complete with a well-appointed ensuite. Every detail has been carefully considered to deliver both function and elevated aesthetic appeal. Situated in Yorkville, residents enjoy access to thoughtfully planned amenities including future schools, scenic environmental reserves, and nearby recreational facilities — creating a lifestyle defined by convenience, community, and connection to nature. Discover refined living in one of Calgary's emerging premier neighborhoods — where style, comfort, and community come together effortlessly.