

# \$527,000 - 44 Cityside Grove Ne, Calgary

MLS® #A2222124

**\$527,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Cityscape, Calgary, Alberta

Welcome to this beautifully designed just under 1500 sq feet 3-bedroom, 2.5-bathroom end unit townhouse with a double attached garage and no condo fees! Featuring a spacious, open-concept main floor, this home offers the perfect blend of style, comfort, and convenience.

Enjoy seamless flow between the modern kitchen, dining, and living areas – ideal for entertaining or everyday living. The kitchen boasts stainless steel appliances, modern cabinetry with ample storage, and a large central island perfect for cooking and gathering.

Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a 4-piece ensuite, a full main bathroom, a convenient upstairs laundry room, and a bright bonus room with large windows that fill the space with natural light.

The double attached garage offers secure parking and additional storage options. Situated in a prime location, this home is steps from bus routes, near top-rated schools, and walking distance to shopping centers, grocery stores, restaurants, coffee shops, gas stations, medical clinics, and more.

Don't miss this rare opportunity to own a stylish, move-in ready home in a sought-after neighborhood. Your dream home awaits!



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222124      |
| Price          | \$527,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,476         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Cityside Grove Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N 1C9              |

## Amenities

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

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, Corner Lot           |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | DC             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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