

\$679,000 - 41 Cityside Way Ne, Calgary

MLS® #A2084989

\$679,000

3 Bedroom, 3.00 Bathroom, 1,827 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Welcome to this stunning two-floor residence which offers about 1826.8 square feet of developed living space in the thriving community of Cityscape.

Step inside through a beautiful entryway with open shelving and into an open-concept living room with a modern, contemporary kitchen. Experience the warm glow of upgraded pot lights that beautifully illuminate the spacious living and kitchen area.

The inviting living room features an upgraded gas fireplace with a mantle and exquisite tile finish, perfect to cozy up next to on winter nights.

The kitchen boasts elegant white and blue cabinets adorned with gold handles and faucets. A spacious island with upgraded white and blue quartz countertops catches the eye and the white matte-finished tile backsplash provides a modern touch. The kitchen is equipped with quality appliances, including a Whirlpool gas cooking range with a chimney hood fan, a Samsung refrigerator with a water filter and dispenser, a KitchenAid dishwasher and a KitchenAid built-in microwave. Organization is a breeze with the spacious built-in pantry cupboard.

Elegance abounds with upgraded doors and rails throughout the main floor, which boasts a 9-foot ceiling and luxury vinyl plank (LVP) flooring. Modern contemporary chandeliers



and pendant lights throughout the house enhance the ambience. Eye-catching artistic wallpapers in the dining room, powder room and along the staircase wall add personality and charm to your home. Upgraded blinds throughout the house add a touch of style and privacy.

On the second floor covered entirely with plush carpets, you are greeted with a spacious master bedroom and two additional spacious bedrooms. The master bedroom is a sanctuary, connected to a 3-piece bathroom with an upgraded sink boasting white quartz and blue cabinets. A well-spaced laundry room on the second floor features a Whirlpool washer and dryer for added convenience. Also available upstairs is a beautiful living room, with a window and door opening to a front balcony.

Looking to entertain guests on Calgary's pleasant summer evenings? Step into a developed backyard, complete with concrete padding for fun-filled relaxation and barbecue parties. Lush grass and a well-maintained fence provide the privacy you desire. A front garage with a 2-car parking space and a concrete driveway offer convenience and ample parking space.

Downstairs, the unfinished basement features a water softener and a 3-piece rough-in for future development, paired with Ecobee sensors to extend comfort and peace of mind throughout your space.

The location offers good transit options and easy accessibility to major amenities such as shopping centres, grocery stores, the Cross Iron Mills Mall and the Calgary International Airport. So wait no further and book a showing at this stunning home today!

Built in 2019

Essential Information

MLS® #	A2084989
Price	\$679,000
Sold Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,827
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Cityside Way Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1P1

Amenities

Amenities	Car Wash, Community Gardens, Day Care, Dog Park, Fitness Center, Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Barbecue, Garden, Private Yard
Lot Description	Back Yard, Lawn, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 20th, 2023
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CONFIDENT REALTY INC
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