

\$599,900 - 45 Cityline Gate Ne, Calgary

MLS® #A2135967

\$599,900

4 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 0.05 Acres

Cityscape, Calgary, Alberta

****Newly Constructed Cityscape Dream Home -
A Stunning Blend of Comfort and
Convenience****

Introducing your next home, a brand-new 2024 duplex located in the heart of the vibrant Cityscape community in Calgary, never before lived in and boasting a myriad of modern features and prime locational advantages. This exceptional property offers four well-appointed bedrooms and three elegant bathrooms, ensuring ample space for family living or guest accommodation.

Upon entering, you are greeted by a spacious, open-plan living and dining area, perfect for entertaining and family gatherings. The contemporary kitchen is a chef's delight, featuring quartz countertops, modern cabinetry that extends to the ceiling, and upgraded flooring throughout, all designed to enhance your living experience.

The main floor includes a full bedroom and bathroom, offering privacy and convenience, while the upper floor houses three spacious bedrooms, including a master suite that promises relaxation and comfort. Additionally, the practical placement of a laundry room upstairs adds to the functionality of this home.

Noteworthy is the separate entrance to the basement equipped with two windows, providing excellent potential for customization



according to your needs. The backyard features a gravel parking pad, and the property's overall appeal is accentuated by aesthetic touches and thoughtful upgrades throughout.

Situated a mere 10-minute drive from the Calgary Airport and within close proximity to playgrounds, parks, a forthcoming religious facility, and the Cornerstone Plaza, this home is perfectly positioned for both convenience and lifestyle. The local bus station and grocery amenities further complement your everyday living needs.

This home is not just a place to live but a foundation for a lifestyle rich with convenience and modern elegance. Welcome to a new standard of living in Cityscape, where every detail is tailored for your utmost comfort and convenience.

Built in 2024

Essential Information

MLS® #	A2135967
Price	\$599,900
Sold Price	\$643,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,728
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	45 Cityline Gate Ne
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Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2H4

Amenities

Parking Spaces	2
Parking	Additional Parking, Off Street, On Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, None, Unfinished

Exterior

Exterior Features	Other, Playground, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 4th, 2024
Days on Market	5
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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