

\$555,000 - 117 Cityside Road Ne, Calgary

MLS® #A2137413

\$555,000

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

With an abundance of upgrades, double attached garage and NO CONDO FEES this beautiful townhouse will check off all your boxes!! As you enter you are greeted by a spacious entrance with built-ins leading you to the bright and open floor plan that caters perfectly to those that love to host and entertain. The kitchen is a showstopper with upgraded appliances featuring a built in microwave and oven, gas cooktop, chimney hood fan and french door refrigerator. The kitchen boasts a timeless colour palette and modern finishes including glass door cabinets and herringbone backsplash design. You'll also love the sleek quartz countertops, full height cabinets, undermount lighting and the large island with seating and stainless steel apron sink. The kitchen opens up completely to the great room and dining area which are surrounded by windows allowing an abundance of natural light to shine through. As you make your way upstairs you won't be disappointed as you'll find the same level of luxury finishes. Vinyl plank flooring throughout the hallway leading you to a versatile bonus room that could be used as a home office, play area or movie room. The primary retreat features access to a spacious and private west facing balcony, walk-in closet and 3-piece ensuite bath with a stand up shower, beautiful tile flooring, full height mirror and window. The other 2 bedrooms are a great size and share another full bath boasting a skirted tub with a shower niche. The upstairs also has the



convenience of a laundry room with side by side washer and dryer and extra storage shelving. Other features this home offers are pot lights throughout, water softener, window coverings, plumbing rough-ins for future basement development and the cherry on top is its prime location on a corner lot!! Minutes to tons of services, food spots, shopping, parks, schools (public, catholic and private within a 10-13 min drive), transportation (11 min drive to Saddletowne LRT station) and major roads this townhouse is truly a gem!!

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Built in 2020

Essential Information

MLS® #	A2137413
Price	\$555,000
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	117 Cityside Road Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1E1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 25th, 2024
Days on Market	22
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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