

**230 Cityside Grove NE**  
**Calgary, Alberta**

**MLS # A2218750**



**\$527,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	None
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks		

**Inclusions:** none

Stunning 3-Bedroom townhouse with Open-Concept Living with double attached garage is perfect for starter home or for investment. Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home featuring a spacious open floor plan perfect for modern living. The main level boasts a seamless flow between the kitchen, dining area, and living space, creating an inviting atmosphere for entertaining and everyday comfort. Stainless steel appliances in kitchen, modern cabinets with lots of storage as well as big kitchen island is perfect for everyday cooking. the house features 3 spacious bedrooms upstairs including a luxurious primary suite. 2 full bathrooms and laundry room with front load washer/dryer. Master bedroom has the private balcony to enjoy morning coffee or tea. Double car attached garage will also help you to protect your vehicles or you can use it as extra storage space. This house conveniently located on bus routes for easy access for public transport, schools nearby and walking distance to the shopping centre where you will find neighbourhood convenient store as well as restaurants and coffee shops. Don't miss the opportunity to make this your dream home!