

**44 Cityside Grove NE**  
**Calgary, Alberta**

**MLS # A2222124**



**\$527,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 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		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

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!