

131 Cityside View NE
Calgary, Alberta

MLS # A2235045



\$798,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Central
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

1 BR LEGAL BASEMENT SUITE and CORNER LOT. REALTORS: There is security alarm in the house. Please read Realtor remarks and showing time. A beautifully designed 1,929.53 sq. ft. home that effortlessly blends luxury, space, and functionality. This elegant 4-bedroom residence is perfect for modern multi-generational living and includes a DOUBLE ATTACHED GARAGE for added convenience. The open-concept layout is ideal for both daily living and entertaining, enhanced by built-in appliances and a SPACIOUS BONUS AREA. Enhanced with about \$50,000 in thoughtfully selected UPGRADES. With high ceilings on the basement, main, and upper levels, and a separate side entrance to the basement, this home offers endless possibilities. Steps away from McDonald, 7 Eleven, Daycare, Sanjha Punjab grocery and lots of retail options. Only 10 minutes away from the Airport, 15 minutes from crossing. A true gem in the heart of Cityscape & don't miss your chance to make it yours! Call your realtor today to book a showing!!