

**214 Cityside Grove NE**  
**Calgary, Alberta**

**MLS # A2238738**



**\$525,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,444 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>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** none

Location, location, location—this is the one you’ve been waiting for! Welcome to this beautifully upgraded, NO CONDO FEE Almost like a new (possession in March 2023) townhouse, perfectly situated within walking distance to the vibrant Cityscape Plaza and convenient transit services, and just minutes from Stoney Trail and the airport! Whether you’re a first-time homebuyer or savvy investor, this gem has it all. The main floor welcomes you with a bright and spacious living room, a cozy dining area, and a stylish kitchen featuring stainless steel appliances, a central island, and modern finishes—ideal for hosting or everyday living. Upstairs, the large master bedroom is your personal retreat, complete with a private balcony, an oversized walk-in closet, and a luxurious 4-piece ensuite with a generous vanity. Two additional bedrooms offer more space than usual and are served by a second full bathroom. Unfinished basement with basic rough ins are ready to develop as per your desire. You’ll love the convenience of nearby grocery stores, gas stations, pizza shops, and the bustling Jacksonport shopping district. This is more than just a home—it’s a lifestyle in a warm, welcoming community!