



GRASSROOTS
REALTY GROUP

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110 CITYSIDE Grove NE
Calgary, Alberta

MLS # A2214802



\$549,998

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,510 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Graydon Corner Style Duplex located in the vibrant and growing community of Cityscape, Calgary! This beautiful corner unit offers the perfect blend of functionality, modern upgrades, and family-friendly design—making it a must-see for buyers seeking comfort, style, and convenience. **KEY FEATURES & UPGRADES:** Luxury Vinyl Plank Flooring throughout the main level Quartz Countertops in the kitchen and all bathrooms, Stainless Steel Appliances, Pot Lights and Knockdown Ceilings, Tiled Bathroom Floors for a polished, modern touch, Fridge Water Line Roughed-In 3pc Plumbing Rough-In in the basement for future development, Large Windows offering an abundance of natural light. **MAIN FLOOR HIGHLIGHTS:** Inviting front porch—perfect for relaxing or entertaining Spacious foyer with built-in shoe storage & generous coat closet, Cozy living room ideal for family gatherings, Open-concept kitchen & dining area Stylish powder room Additional storage space for added convenience. **UPSTAIRS RETREAT:** 3 large bedrooms (two currently fit king-size beds with room to spare!) Primary suite with: Walk-in closet, Luxurious ensuite, French sliding doors to a private balcony, Bonus room perfect for movie nights, a home office, or a kids’ play area, Convenient upper-floor laundry. **BASEMENT & GARAGE:** Unfinished basement with large windows and rough-ins—ready for your personal touch Ample storage space for seasonal items and more, Double attached garage with rear paved alley access. **COMMUNITY & LOCATION:** Steps away from the main commercial plaza—groceries, dining, and more! Surrounded by parks, playgrounds, and walking trails A family-friendly community ideal for growing families or first-time buyers Don't miss your chance to own this amazing home—book your private showing today!

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