

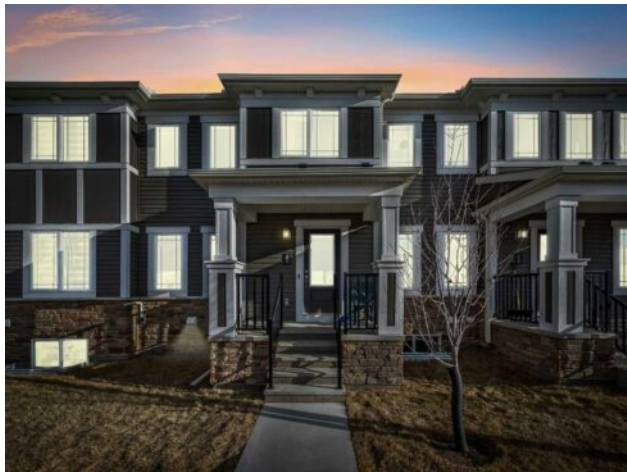


GRASSROOTS
REALTY GROUP

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250 Cityside Grove NE
Calgary, Alberta

MLS # A2231067



\$527,888

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Lawn, Low Maintenance Landscape, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this exceptional, move-in ready townhouse at 250 Cityside Grove NE, located in the highly sought-after community of Cityscape. This spacious 1,447 sq ft corner unit offers the perfect blend of modern design and family-friendly living, all without the burden of condo fees. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for a growing family or first-time homebuyers. The open-concept main floor is bright and airy, with seamless flow between the kitchen, dining, and living areas. The gourmet kitchen features sleek quartz countertops, stylish cabinetry, and modern appliances — perfect for entertaining or everyday cooking. This corner unit is flooded with natural light, offering extra privacy and making the home feel even more expansive. Enjoy the convenience of a double attached garage, ensuring your vehicles are always secure and protected from the elements. There's also ample storage space throughout, with generous closets and additional storage in the garage. Step outside to your own private balcony, the perfect spot for a morning coffee or unwinding after a busy day. This home is immaculately maintained and shows true pride of ownership. Located just minutes from shopping, dining, and essential services, this townhouse is ideally positioned for easy access to everything you need. It's also close to schools and parks, making it an excellent choice for families. With quick access to major roads like Stoney Trail and Deerfoot Trail, commuting is a breeze. This home offers so much — spacious, well-maintained, and in an unbeatable location. Don't miss out on the opportunity to make this your new family home.