



GRASSROOTS
REALTY GROUP

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80 Cityside Manor NE
Calgary, Alberta

MLS # A2236700



\$499,900

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions: none

****Stunning Townhome in Cityscape – No Condo Fees! **** Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the vibrant community of Cityscape with ****no condo fees****, this home offers exceptional value, modern finishes, and unbeatable convenience. Main Floor Highlights: - Bright, open-concept layout perfect for entertaining and everyday living - Stylish kitchen with granite countertops, stainless steel appliances and ample cabinetry - Cozy dining area ideal for family meals and gatherings - Convenient half bathroom on the main level Upstairs Comfort: - Spacious primary bedroom with a 4-piece ensuite and walk-in closet - Two additional bedrooms with large windows and generous closet space - Full main bathroom and a laundry room for added functionality Oversized balcony – perfect for BBQs and enjoying sunny days Double attached garage at the rear – a must-have for Calgary’s weather Prime Location: Nestled in the sought-after community of Cityscape, this home is close to: - Parks, schools, and shopping - Public transit and major roadways for easy commuting Affordable Luxury: With its modern design, practical layout, and prime location, this home is a rare find in today’s market. Don’t Miss Out – Book Your Private Showing Today!