



GRASSROOTS
REALTY GROUP

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214 Cityside Grove NE
Calgary, Alberta

MLS # A2238738



\$499,990

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,444 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:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

HUGE PRICE REDUCTION...!! Location, location, location&mdashthis 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&mdashideal 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&mdashit's a lifestyle in a warm, welcoming community!