



**GRASSROOTS**  
REALTY GROUP

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**51 Cityside Green NE**  
**Calgary, Alberta**

**MLS # A2239005**



**\$839,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Cityscape  |               |                  |
| <b>Type:</b>     | Residential/House                                    |               |                  |
| <b>Style:</b>    | 3 Level Split  |               |                  |
| <b>Size:</b>     | 2,264 sq.ft.   | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot                           |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | See appliances & other equipment!  |                   |    |

This luxurious three-level split in the urban area of NE provides an abundance of both indoor and outdoor features. It offers numerous upgrades that anyone could desire in their ideal home. Greeted by a vast foyer that creates a sense of space in a significantly enhanced home, featuring an open layout, high ceilings, and much more. The entrance opens into a spacious hallway with a half bathroom and laundry room on the left, and a large kitchen and living room at the opposite end. The kitchen features a large island topped with granite surfaces throughout. The island features a built-in microwave and ample room for storing kitchen items securely. It features upgraded stainless-steel appliances including a gas range, chimney hood fan, dishwasher, and refrigerator. A spacious living area adjacent to the kitchen allows guests and family to spend quality time together. The main floor features luxury vinyl planks as the flooring. A fancy and huge deck can be accessed via the patio door; it is entirely fenced for safety and comes with a patio set for seating and a gas line for BBQ enjoyment. The split-level great room features an additional living space with a high ceiling of 15 feet, and a fireplace installed in a stone feature wall, where you can relax by watching TV or step out onto a spacious balcony to enjoy meals or drinks in the evening. The upper floor includes three bedrooms, one of which is a primary room with an ensuite featuring dual vanities and a spacious walk-in closet, as well as another full bathroom and a good-sized loft ready for office or school work. The bathrooms on the upper floor have granite counter tops. The staircase features enhanced railing with spindles on all floors. A major selling point is a LEGAL SECONDARY SUITE, presently leased for \$1400. Quick income is produced to alleviate the mortgage strain. It features 2 bedrooms, a complete bathroom, a

kitchen equipped with all appliances, separate laundry, and a large living room. The basement flooring is also completed with luxury vinyl planks. The home is equipped with rough-ins for a central vacuum system, and it has central air conditioning installed and ready to plug in. There is a water line for both hot & cold water as well as gas line in the garage to use. Local amenities consist of: Eateries, Coffee Shops, Food Markets, and Recreational Areas. Nearby amenities comprise: Transit, LRT, Airport, Police Station, Schools, Medical Clinics, Hospitals, Fire Station, and just minutes from Stoney Trail.