



GRASSROOTS
REALTY GROUP

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69 Cityside View NE
Calgary, Alberta

MLS # A2241874



\$660,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Separate Entrance, Stone Counters		

Inclusions: n/a

The Yamnuska plan is designed to maximize natural light with brighter windows, shorter hallways, and an open-concept main floor. The layout features a welcoming foyer that flows into the great room, a spacious kitchen with large pantry, stainless steel chimney hood fan, and built-in microwave in the island — ideal for entertaining. Upstairs, enjoy a conveniently located laundry room near the bedrooms and main bath. The primary bedroom includes a walk-in closet and ensuite with dual sinks and a glass-enclosed shower. A separate side entrance and 9' foundation offer flexibility for potential future basement development. This home also includes 8 solar panels. Estimated possession: August 2025. Photos and virtual tour are representative only.