



**GRASSROOTS**  
REALTY GROUP

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**58 Cityside View NE**  
**Calgary, Alberta**

**MLS # A2241884**



**\$635,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** N/A

The Cypress is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open-concept main floor. Entertain in your great room and make the most of a spacious kitchen designed for preparing your favorite meals. On the upper floor you'll find the laundry room conveniently close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation have been added to your benefit for any potential future basement development plans. This home is equipped with 8 solar panels. Estimate completion date is August 2025. \*Photos and virtual tours are representative.