



GRASSROOTS
REALTY GROUP

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44 Cityside Grove NE
Calgary, Alberta

MLS # A2246768



\$509,999

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this beautifully designed, just-under-1,500 sq. ft. 3-bedroom, 2.5-bathroom end-unit townhouse with a double attached garage & no condo fees! The spacious, open-concept main floor offers the perfect blend of style, comfort, and functionality, with seamless flow between the modern kitchen, dining, and living areas & ideal for entertaining or day-to-day living. The kitchen is a chef's delight, featuring stainless steel appliances, contemporary cabinetry with ample storage, and a large central island for cooking and gathering. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a 4-piece ensuite, a full main bathroom, a convenient laundry room, and a bright bonus room that's perfect for relaxing or working from home. The double attached garage provides secure parking and extra storage space. Perfectly located, this home is steps from bus routes, close to top-rated schools, and within walking distance to shopping, grocery stores, restaurants, coffee shops, gas stations, and medical clinics. Stylish, move-in ready, and in a highly sought-after neighborhood & your dream home awaits!