



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**205 Cityside Park NE**  
**Calgary, Alberta**

**MLS # A2262064**



**\$775,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
--------------------	-----

Priced to sell and available for quick possession, this home offers an incredible opportunity for families looking for space, value, and versatility. A charming front porch welcomes you inside to a bright foyer that opens into the heart of the home. The main floor features an open concept layout designed for everyday living, with a functional kitchen complete with a large island, stainless appliances, and a corner pantry. The sunny dining area is ideal for family gatherings, while the living room with fireplace provides a cozy space to relax together. Upstairs, a spacious bonus room sets the stage for movie nights or a kids’ play area. The primary bedroom includes a walk-in closet and five-piece ensuite with dual sinks and a soaker tub. Two more bedrooms, including one with its own walk-in closet, plus a full bath complete this level. The fully finished walkout basement offers even more possibilities, with its own entrance, a family room, fourth bedroom, full bathroom, rough-ins for a kitchen and laundry, and plenty of storage. Whether you’re envisioning space for extended family or a private area for grown children, this flexible lower level makes it possible. More than just a house, this is a smart investment and a welcoming place for your family to grow. Don’t miss your chance to settle into Cityscape with comfort and value.