



GRASSROOTS
REALTY GROUP

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205 Cityside Park NE
Calgary, Alberta

MLS # A2262064



\$775,000

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

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

Inclusions:	N/A
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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.