



**131 Cityside View NE**  
**Calgary, Alberta**

**MLS # A2268011**



**\$798,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,930 sq.ft.	<b>Age:</b>	2024 (2 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance		

**Inclusions:** N/A

1 BR LEGAL BASEMENT SUITE and CORNER LOT. REALTORS: There is security alarm in the house. Please read Realtor remarks and showing time. A beautifully designed 1,929.53 sq. ft. home that effortlessly blends luxury, space, and functionality. This elegant 4-bedroom residence is perfect for modern multi-generational living and includes a DOUBLE ATTACHED GARAGE for added convenience. The open-concept layout is ideal for both daily living and entertaining, enhanced by built-in appliances and a SPACIOUS BONUS AREA. Enhanced with about \$50,000 in thoughtfully selected UPGRADES. With high ceilings on the basement, main, and upper levels, and a separate side entrance to the basement, this home offers endless possibilities. Steps away from McDonald, 7 Eleven, Daycare, Sanjha Punjab grocery and lots of retail options. Only 10 minutes away from the Airport, 15 minutes from crossing. A true gem in the heart of Cityscape &mdash; don&rsquo;t miss your chance to make it yours! Call your realtor today to book a showing!!