



**43 Cityside Terrace NE  
Calgary, Alberta**

**MLS # A2270913**



**\$480,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** N/A

Welcome to this beautifully finished 3-bedroom, 2.5-bath townhouse offering modern design, smart functionality, and the rare advantage of no condo fees. Thoughtfully laid out, the open concept main floor is filled with natural light from large east-facing windows and designed for both everyday living and entertaining. The kitchen anchors the space with quartz countertops, a stylish backsplash, stainless steel appliances, generous cabinetry, and a central island with seating. Contemporary finishes continue throughout the home with luxury vinyl plank flooring, soft carpeting, elegant tile work, and recessed lighting. A double attached rear garage adds everyday convenience and secure parking. Upstairs, the spacious primary bedroom features a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms share a full 4-piece bathroom and are ideally located near the upper-level laundry room for added ease. The unfinished basement offers excellent future potential with rough-in plumbing already in place, allowing you to customize additional living space to suit your needs. Additional highlights include extra storage under the stairs, alley-access garage entry, and ample street parking for guests. Located close to bus routes, schools, shopping, and essential amenities, this home delivers outstanding value with space, style, and flexibility. Priced competitively and move-in ready, this is an excellent opportunity. Schedule your showing today.