



GRASSROOTS
REALTY GROUP

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111 Cityside Road NE
Calgary, Alberta

MLS # A2281247



\$669,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Dog Run Fenced In, Front Yard, Garden, Lawn		

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

Inclusions: N/A

CORNER LOT | WIDE ENTRANCE | 4 BEDROOMS & 3.5 BATH | ILLEGAL BASEMENT SUIT | GROWING NEIGHBOURHOOD

Welcome to this beautifully maintained and thoughtfully designed home, perfectly situated on a desirable corner lot in the highly sought-after community of Cityscape. This charming two-storey residence offers 4 spacious bedrooms and 3.5 bathrooms, making it ideal for growing families or savvy investors. Boasting a wide front entrance and great curb appeal, this home combines functionality with modern style in a location that puts everything you need within walking distance. Step inside to an inviting open-concept main floor, where the bright living and dining areas seamlessly flow together, creating a perfect setting for entertaining or relaxing with family. The chef-inspired kitchen is thoughtfully tucked to the side and features a massive central island, ample cabinetry, and modern finishes—designed to inspire culinary creativity. A convenient half bathroom on the main level adds to the overall comfort and practicality. Upstairs, you’ll find a spacious primary suite complete with a 4-piece ensuite bathroom and a generous walk-in closet, offering a private retreat after a long day. Two additional bedrooms are well-sized and share access to another full bathroom, ensuring plenty of space for everyone. For added convenience, the upper level also features a dedicated laundry room, making daily chores easier and more accessible. The fully developed basement features an illegal suite with its own separate entrance, making it ideal for extended family or potential rental income. The basement includes a large living area, a bright bedroom with a large window, a modern bathroom, a dedicated laundry area, and a well-appointed kitchen—adding to its self-sufficiency and overall value. Outside, enjoy a fully fenced

backyard—perfect for summer gatherings or kids at play—and a double detached garage for secure parking and extra storage. Located just steps from Cityscape Square, where you’ll find major retail stores, restaurants, and services, as well as the scenic Cityscape Wetlands for peaceful evening walks. This home truly offers the best of comfort, convenience, and lifestyle. Don’t miss your chance to own this beautiful, move-in-ready property in one of Calgary’s fastest-growing communities. Book your private showing today!