



GRASSROOTS
REALTY GROUP

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464 Cityline Way NE
Calgary, Alberta

MLS # A2282053



\$527,990

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,685 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

The Starling is designed for extra-convenient family living. Enter the home through the foyer with spacious storage in the front closet. Ahead, you'll discover the main floor bedroom. Transform the U-shaped quartz kitchen into your sanctuary and enjoy a dining area filled with warm sunlight from the great room's large bright windows. The extra-large mudroom and washroom with standup shower are located to the back of the home. On the upper floor you'll find the main bathroom and laundry. Bedrooms 2 and 3 are down the hall. Relax in your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 'foundation has been added for any potential future basement development plans. Enjoy 8 solar panels. This New Construction home is estimated to be completed May 2026. *Photos & virtual tour are representative