



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

138 Cityside Way NE
Calgary, Alberta

MLS # A2282396



\$609,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
--------------------	-----

Welcome to this WELL-MAINTAINED HOME that offers comfort, space, and a layout designed for everyday living. The OPEN-CONCEPT main floor creates a seamless flow between the kitchen, dining, and living areas, making it ideal for both relaxing and entertaining. Upstairs, you’ll find THREE SPACIOUS BEDROOMS and TWO FULL BATHROOMS along with a BRIGHT BONUS ROOM that is perfect for movie nights, a play area, or a second living space. A convenient half bath on the main floor adds everyday functionality. The unfinished basement provides a blank canvas for future development, allowing you to customize the space to suit your needs. A TWO CAR ATTACHED GARAGE offers ample parking and storage, while the home’s overall condition reflects pride of ownership throughout. Located close to the airport, this property is ideal for frequent travelers or those looking for quick access to major routes, while still enjoying a comfortable residential setting. Whether you are a growing family or a buyer looking for space and flexibility, this home is a great opportunity.