



GRASSROOTS
REALTY GROUP

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33 Cityside Gardens NE
Calgary, Alberta

MLS # A2284457



\$675,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	none		

Welcome to this well-maintained front-drive home offering over 2,000 sq. ft. of living space plus a finished suited basement (illegal), all in a highly desirable NE Calgary community—an exceptional value of \$675,000. Conveniently located close to shopping, plazas, parks, schools, and the airport. The main floor features 9-ft knockdown ceilings and an open-concept layout with a home office, 2-pc bath, spacious kitchen with maple cabinetry, dining area, and bright living room. Elegant stair railings lead to the upper level, which offers a generous primary bedroom with 4-pc ensuite, two additional good-sized bedrooms, a full common bathroom, a bonus area with access to a balcony, and convenient upper-level laundry. The basement is fully finished with a separate rear entrance, a 2-bedroom illegal suite, and its own separate laundry located in the utility room. Situated on a traditional lot (not zero lot line) with a fully fenced private backyard—ideal for families or investors alike