

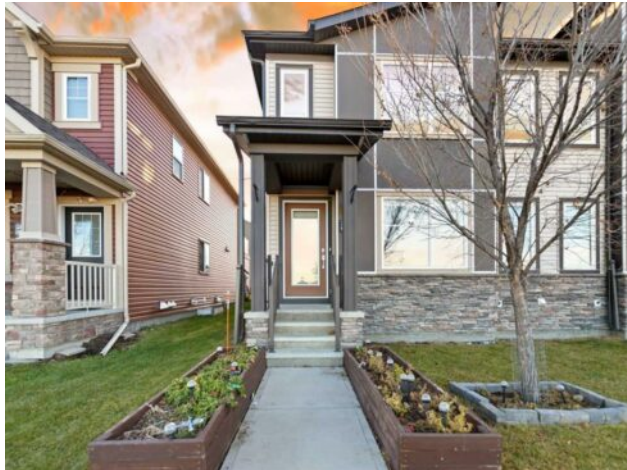


GRASSROOTS
REALTY GROUP

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20 Cityside Park NE
Calgary, Alberta

MLS # A2284708



\$574,500

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,481 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: One king bed with Nightstands, Lamps & mattress, two queen beds with Nightstands, Lamps & mattress, One Living room Sectional, Dinning table with 6 chairs, Wall Paintings- total 4.

Experience this beautifully furnished, two-storey semi-detached home featuring professionally designed interior decor and facing the serene green space and environmental reserve. Enjoy the convenience of a park directly across the street, along with nearby walking trails, perfect for morning and evening strolls. The home offers 3 bedrooms, 2.5 bathrooms, a welcoming front porch, a rear balcony, and a spacious upper-level loft ideal for a home office, play area, or additional storage. The attached double-car garage with rear lane access adds both functionality and convenience. The primary bedroom overlooks the green space and includes a walk-in closet and a 4-piece ensuite, providing a peaceful retreat. The basement is unfinished, offering excellent potential for future development. Ideally located just minutes from shopping centres, Costco, grocery stores, restaurants, medical centres, pharmacies, gas stations, school bus services and public transit. With excellent transportation links, this home provides easy access to the rest of the city. This home is a fantastic opportunity for first-time home buyers, investors, or small families. Book your showing today!