



111 Cityside Court NE
Calgary, Alberta

MLS # A2289363



\$709,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Beautifully upgraded two-storey in the desirable community of Citiscape! Ideally located close to schools, public transportation, and all amenities, this stunning home offers exceptional value and thoughtful design throughout. The main floor features a bright and open layout with 9-foot ceilings, large windows, and luxury vinyl plank flooring extending through both the main and upper levels. The spacious living room is highlighted by a central fireplace, creating a warm and inviting atmosphere. The kitchen is both stylish and functional, showcasing maple cabinetry, quartz countertops, a large centre island, stainless steel appliances, and a generous pantry. Just off the kitchen is the dining nook with patio doors leading to the fully fenced and landscaped backyard – perfect for entertaining or relaxing outdoors. Upstairs, you’ll find a well-designed floor plan complete with a bonus room, a spacious primary bedroom featuring a walk-in closet and full ensuite, plus two additional bedrooms, a full bathroom, and a convenient upper-level laundry room. The unfinished basement includes a separate side entrance, offering excellent potential for future development or a possible suite (subject to city approval). Additional features include central air conditioning, a double attached garage, a large driveway, great curb appeal, and a quiet street location. This home shows beautifully and is truly a must-see!