



**33 Cityside Gardens NE
Calgary, Alberta**

MLS # A2291395



\$644,990

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:	0.01 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

Aggressively priced for a quick sale— one of the lowest price-per-sq-ft homes in the area! This well-maintained front-drive home offers over 2,000+ sq. ft. above grade plus a fully finished suited basement (illegal), delivering exceptional value at \$644,900 in a highly desirable NE Calgary community. Conveniently located close to shopping plazas, schools, parks, major routes, and the airport. The main floor features 9-ft knockdown ceilings and a bright open-concept layout with a home office, 2-pc bath, spacious kitchen with maple cabinetry, dining area, and a sun-filled living room— perfect for family living and entertaining. Elegant stair railings lead to the upper level where you’ll find a large primary bedroom with a 4-pc ensuite, two additional generously sized bedrooms, a full common bathroom, bonus area with balcony access, and convenient upper-level laundry. The fully finished basement includes a separate rear entrance and a 1 bedroom + den illegal suite with separate laundry, offering excellent mortgage-helper or investment potential. A larger extended driveway provides parking for up to three vehicles, helping avoid street parking issues. Situated on a traditional lot (not zero lot line) with a fully fenced private backyard, this property is ideal for families and investors alike. Best value in the area— don’t miss this opportunity