



**33 Cityside Gardens NE  
Calgary, Alberta**

**MLS # A2291395**



**\$644,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,006 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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