



**440 Cityline Way NE  
Calgary, Alberta**

**MLS # A2294581**



**\$536,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details\*\* The Starling welcomes you through a defined foyer into a main floor that blends flexibility with open living. A front flex room offers space for a home office, playroom, or additional sitting area before transitioning into a U-shaped quartz kitchen that connects to the dining and great room. An oversized mudroom at the rear enhances storage and organization. Upstairs, bedrooms two and three are located near the main bath and laundry. The primary bedroom includes a walk-in closet and private ensuite. A separate side door entrance has been added, and the basement supports a range of development opportunities to adapt to your changing needs. Mattamy includes 8 solar panels on all homes as a standard inclusion! \*Renderings are representative - exterior colours may vary.