



166 Cityside Grove NE
Calgary, Alberta

MLS # A2136044



\$549,900

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Reduced for quick SaleExperience luxury living in this exquisite end unit townhome with NO CONDO FEE boasting a 1460 sqft area with 3 bedrooms, 2.5 bathrooms, Double attached garage, upper-level BONUS room and laundry, Open to below, this home offers both style and functionality. Step inside to discover luxury vinyl plank, tile, and plush carpet flooring complemented by pot lighting and stainless steel appliances. The main level's open concept design welcomes you with abundant natural light streaming in through south-facing windows. The kitchen, featuring quartz countertops, ample cabinet storage, trendy backsplash, and a center island. Separate dining area and a large LIVING area with a lot of windows is the main attraction. Upstairs, find three spacious bedrooms and two full bathrooms. The primary bedroom boasts a walk-in closet and a stunning 4pc ensuite. Two additional bedrooms, each with closet space, share a convenient 4pc bathroom with a tub/shower combo. An upper-level BONUS room provides a cozy retreat for private gatherings, while the adjacent laundry room adds convenience. The unfinished basement offers endless possibilities for customization, with roughed-in plumbing facilitating easy transformation. Park with ease in the rear attached double garage with paved alley access, while street parking remains readily available. Schedule your showing today and seize the opportunity for luxurious living!