



**41 Cityside Gardens NE
Calgary, Alberta**

MLS # A2137498



\$745,000

Division:	Cityscape		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,710 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	Direct Control (DC)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful home located in the great community of Cityscape, Calgary. This great property features a double front garage. With 4 bedrooms, 3 full bathrooms and a 2 piece bathroom. Step inside to discover a spacious living room and bonus room, perfect for entertaining or relaxing with family. Cozy up by the gas fireplace in the living room. The basement hosts an illegal suite complete with a separate entrance, 1 bedroom, bathroom, kitchen, separate laundry, and a living room, providing endless possibilities for additional living space or rental income. While a fully fenced yard offers privacy and security. Enjoy outdoor gatherings on the spacious deck. Don't miss out on this exceptional opportunity to call Cityscape home.