



**216 Cityside View NE**  
**Calgary, Alberta**

**MLS # A2155199**



**\$769,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

The Maclaren CL offers 2,164 sq. ft in the Cityscape community in Calgary, starting at \$769,990. This 2-car garage single family home has designer picked upgrades included such as Gas Fireplace, Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as Side Entry, and a 3pc Basement Plumbing Rough-In in the basement. Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, and 3 you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!