



GRASSROOTS
REALTY GROUP

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20 Cityline Mount NE
Calgary, Alberta

MLS # A2179652



\$789,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Pie Shaped Lot, Street Lightin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Charming Home in Cityscape with a total of 2580 square feet of living area! Nestled in the heart of Calgary's vibrant northeast community, this home offers a perfect blend of modern comfort and suburban charm. Featuring 4 + 1 spacious bedrooms, 3 1/2 bathrooms, and an open-concept layout, this property is ideal for families or professionals seeking convenience and style. The bright, sunlit living areas flow seamlessly into a well-appointed kitchen, complete with contemporary finishes and ample storage. Loaded with upgrades including: fully finished legal basement suite, kitchen/bathroom counters, soft-close cabinets and drawers, kitchen sink, railing with metal spindles, pot lights, fireplace, stand up shower and double vanity in master bedroom, tv ready wall in living room, 5" baseboard with 3 1/2" trim, gas line for BBQ and future gas range, water line for the refrigerator, knock-down ceiling and much more. Outdoors, enjoy a private backyard perfect for entertaining or relaxing. Located close to future schools, parks, shopping centers, and major transportation routes, this home is a rare find in a sought-after neighborhood. Don't miss the opportunity to make this house your new home!