

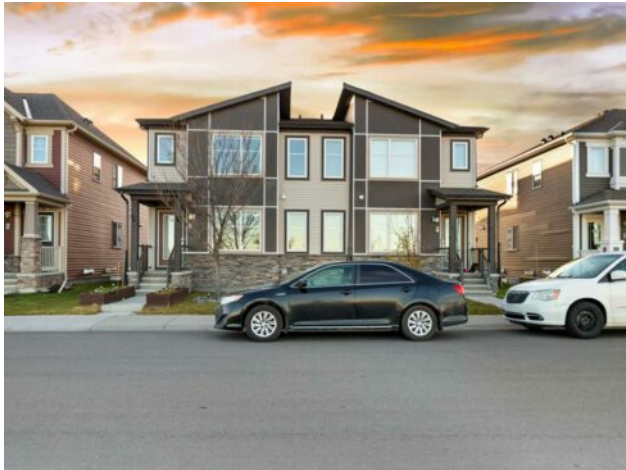


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

20 Cityside Park NE
Calgary, Alberta

MLS # A2197894



\$579,000

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,481 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters		
Inclusions:	Windows Covering		

Experience this two story semi-detached home facing green space and an environmental reserve. Across the street is a park and walking trail to spend quality time for morning/ evening walks. This home features 3 Bedrooms, 2 full and a half Bathrooms, front porch, balcony on the back and spacious loft upstairs which can be used as workspace, play area or additional storage. Attached double car garage with back lane access. Beautiful view of green space from master bedroom which has a walk-in closet and 4pc Bath Ensuite adds a great feature to this home. The basement is unfinished. This home is just minutes away from a variety amenities including shopping centres, costco, grocery, restaurants, medical centres, pharmacy, gas station and bus stops. This area offers excellent transportation links, ensuring access to the rest of the city. Great opportunity for first time home buyer, investor and small family. Book your showing today!!!