



**GRASSROOTS**  
REALTY GROUP

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**79 CITYLINE Mount NE**  
**Calgary, Alberta**

**MLS # A2199623**



**\$768,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement - DISHWASHER, ELECTRIC STOVE , REFRIGERATOR

Welcome to 79 Cityline Mount NE, Calgary, AB, a gorgeous new home constructed in 2025 that offers a legal basement suite and modern living with outstanding features. Highlights of the Main Residence: Modern Style: Discover open-concept living with spacious windows, high ceilings, and high-quality flooring that make the space seem airy and welcoming. Gourmet Kitchen: This kitchen dream features a large island, quartz countertops, and the best stainless steel equipment available. It also has a walking pantry. Luxurious Master Suite: The master bedroom has an attached bathroom and a walk-in closet. The Legal Basement Suite: Income Potential: This property offers a great chance to earn rental income because it has a completely approved legal secondary suite.