

59 CITYSIDE Common, Calgary T3N1N9

MLS®#: **A2176218** Area: **Cityscape** Listing Date: **10/30/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,859**
 Low Sqft:
 Ttl Sqft: **1,859**

DOM

22
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`9"	Dining Room	Main	11`2" x 8`3"
Kitchen	Main	11`2" x 9`10"	Living Room	Main	12`10" x 17`7"
4pc Bathroom	Upper	5`6" x 9`2"	4pc Ensuite bath	Upper	6`7" x 9`0"
Bedroom	Upper	11`5" x 9`10"	Bedroom	Upper	11`2" x 13`2"
Family Room	Upper	12`6" x 15`0"	Laundry	Upper	7`0" x 6`2"
Bedroom - Primary	Upper	12`3" x 15`1"	4pc Bathroom	Lower	8`0" x 4`11"
Bedroom	Lower	10`3" x 15`1"	Bedroom	Lower	12`1" x 9`1"

Title:
Fee Simple
Legal Desc:

1910399

Zoning:
DC

Remarks

Pub Rmks: **Immaculate 2-Storey Home in Cityscape with Premium Upgrades Throughout! Welcome to this stunning two-storey home in the heart of Cityscape, Calgary! Built in 2018 and lovingly maintained by the original owners, this home combines modern upgrades with a functional layout. Prime location just minutes to Stoney Trail, Deerfoot Trail, shopping, and all amenities. The main floor boasts an upgraded kitchen with full-height cabinetry, decorative glass inserts, and premium appliances, including a built-in microwave, upgraded stove, dishwasher, and ice-and-water fridge and a stylish chimney hood fan. A stone-surround gas fireplace, and tray ceiling in the living room add elegance, with pot lights enhancing the ambiance throughout. The dining area opens onto a west-facing deck and beautifully landscaped backyard—perfect for outdoor relaxation. The main floor is finished with sleek laminate flooring and carpet in living room, while the upgraded railing provides an open and spacious feel. Upstairs, you'll find a large family room, a spacious primary bedroom with a four-piece ensuite and walk-in closet, two additional bedrooms, and a convenient upper-floor laundry. The fully finished, builder-developed basement adds two more bedrooms and a bathroom, providing versatile space for family or guests. Complete with a double attached front garage, this home offers excellent value, stylish features, and a prime location. Don't miss the opportunity to make this beautiful property your new home at an amazing price.**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



59 Cityside Common NE, Calgary, AB

Main Floor Exterior Area 764.82 sq ft
Excluded Area 395.23 sq ft



0 4 8 ft PREPARED: 2024/10/30
While regions are excluded from total floor area in OASIS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

59 Cityside Common NE, Calgary, AB

1st Floor Exterior Area 1094.34 sq ft



0 4 8 ft PREPARED: 2024/10/30
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Basement (Below Grade) Exterior Area 617.21 sq ft
Excluded Area 78.77 sq ft



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