



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 CITYSIDE Grove, Calgary T3N 1C9**

MLS®#: **A2185958**

Area: **Cityscape**

Listing Date: **01/07/25**

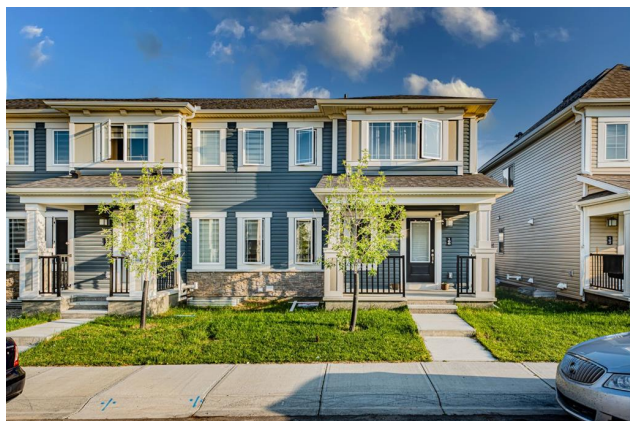
List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Finished Floor Area  
Abv Sqft: **1,474**  
Low Sqft:  
Ttl Sqft: **1,474**

DOM

**14**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,625 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 18`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 10`0"</b>
<b>Loft</b>	<b>Second</b>	<b>8`5" x 9`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`4" x 25`6"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>5`11" x 14`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 7`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`5" x 7`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 13`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010405**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Experience luxury living in this exquisite end-unit townhome with NO CONDO FEE, offering 1,474 sqft of elegant space. This home features 3 bedrooms, 2.5 bathrooms, a double attached garage, an upper-level BONUS room, and a convenient laundry area. Its open-to-below design seamlessly blends style and functionality. Step inside to discover luxury vinyl plank, tile, and plush carpet flooring, complemented by pot lighting and stainless steel appliances. The main level's open concept is illuminated by natural light from the south-facing windows. The kitchen boasts quartz countertops, ample cabinet storage, a trendy backsplash, and a center island. Highlights include a separate dining area and a spacious living area with numerous windows. Upstairs, you'll find three spacious bedrooms and two full bathrooms. The primary bedroom includes a walk-in closet and a stunning 4-piece ensuite. Two additional bedrooms, each with closet space, share a convenient 4-piece bathroom with a tub/shower combo. An upper-level BONUS room offers a cozy retreat for private gatherings, with the adjacent laundry room adding convenience. The unfinished basement presents endless customization possibilities, with roughed-in plumbing for easy transformation. Parking is easy with the rear attached double garage and paved alley access, while street parking is also readily available. Schedule you're showing today.**

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**







