



THE
A-TEAM

**RE/MAX
FIRST**

25 CITYLINE Mount, Calgary T3N 2N7

MLS®#: **A2190822** Area: **Cityscape** Listing Date: **02/01/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,009 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,963**
 Low Sqft:
 Ttl Sqft: **1,963**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Street Lighting, Rectangular Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Geothermal, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Chandelier, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	18`1" x 26`3"	Kitchen	Main	56`4" x 27`1"
Living/Dining Room Combination	Main	47`7" x 67`10"	Bonus Room	Upper	32`10" x 41`0"
4pc Bathroom	Upper	35`3" x 17`9"	Laundry	Upper	28`2" x 17`9"
Bedroom	Upper	40`5" x 31`5"	Bedroom	Upper	46`2" x 30`7"
Bedroom - Primary	Upper	48`11" x 42`8"	Walk-In Closet	Upper	24`10" x 19`2"
5pc Ensuite bath	Upper	18`1" x 51`1"	Furnace/Utility Room	Basement	53`4" x 29`6"

Furnace/Utility Room
4pc Bathroom
Family Room

Basement 22`5" x 20`3"
Basement 24`1" x 17`9"
Basement 45`1" x 55`9"

Kitchen
Bedroom
2pc Bathroom

Basement 37`2" x 26`0"
Basement 28`5" x 32`10"
Main 23`6" x 9`3"

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2410415

Zoning: R-G

Remarks

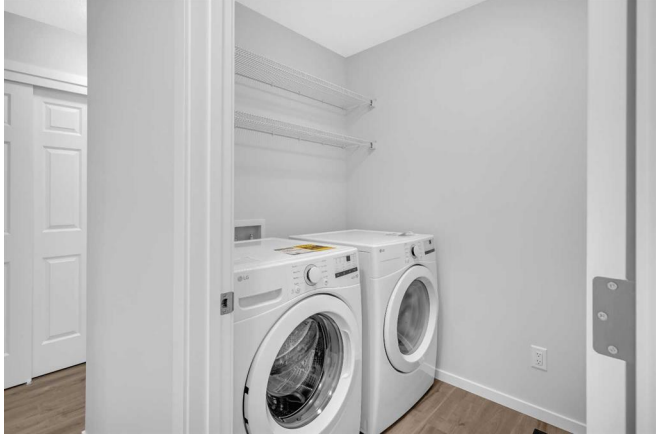
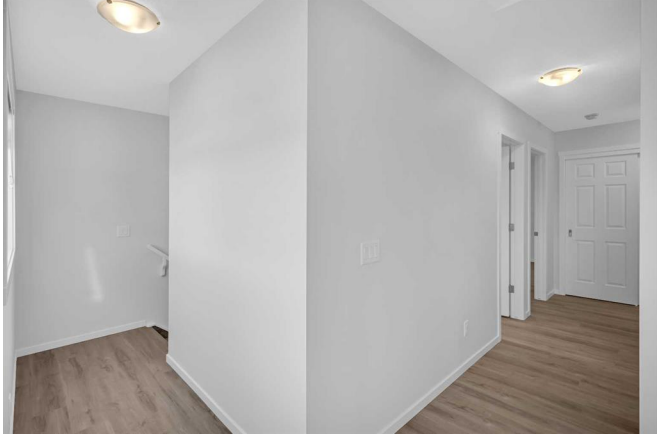
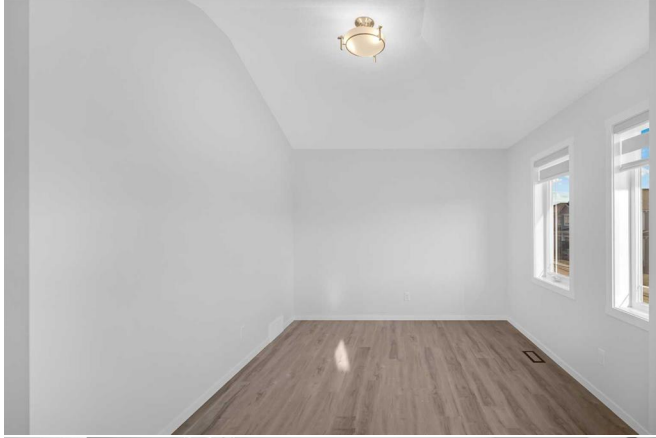
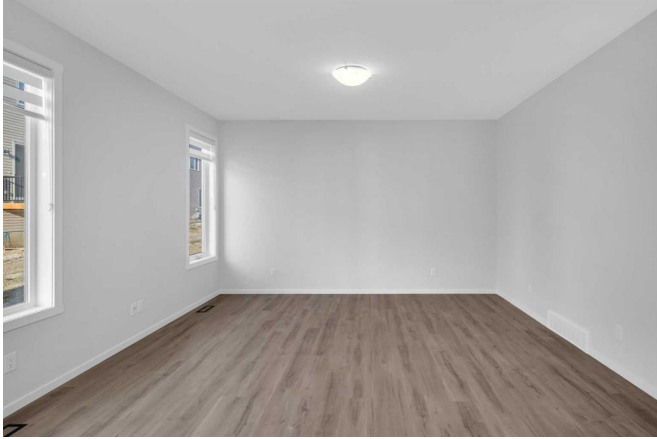
Pub Rmks: ****OPEN HOUSE: FEB 2nd (SUN) 1:30pm TO 4pm** Ideal for Investors or Homeowners - Live Up & Rent Down! Welcome to your FULLY UPGRADED dream home in Cityscape NE! This BRAND-NEW, EAST-FACING property sits on a SPACIOUS CONVENTIONAL LOT (1.2M Space on both side of House), offering 1,963 SqFt of above-ground living space, a double attached garage, and a 1-bedroom legal suite with a separate entrance—perfect for rental or extended family. Designed for modern living, the OPEN-CONCEPT MAIN FLOOR is bright and inviting, with LARGE WINDOWS that flood the space with NATURAL LIGHT. The CONTEMPORARY KITCHEN IS THE HEART OF THE HOME, featuring full-height cabinets, quartz countertops, an extended island, a GAS STOVE, CHIMNEY HOOD FAN, built-in microwave, and a sleek Blanco black sink and faucet. Packed with PREMIUM UPGRADES, this home boasts 9' Ceilings, LUXURY LOW-MAINTENANCE LVP FLOORING ON ALL LEVELS (EXCEPT STAIRS), DESIGNER BLINDS, UPGRADED POT AND PENDANT LIGHTING & HIGH-END SS APPLIANCES, BBQ Gas Line. Upstairs, you'll find three spacious bedrooms, including a LUXURIOUS MASTER SUITE (DUAL VANITIES & RAISED COUNTER HEIGHT) with a 5-piece ensuite and walk-in closet. A versatile bonus room, large laundry room with built-in shelving, and a 4-piece common bath add to the home's functionality. Step outside to your WEST-FACING BACKYARD, perfect for summer barbecues or relaxing evenings. The DOUBLE ATTACHED GARAGE offers winter protection, with extra parking available on the cement driveway. The fully finished BASEMENT LEGAL SUITE with 2 EGRESS WINDOWS comes with a SEPARATE ENTRANCE, bedroom, full kitchen, laundry, Additional Storage in Utility room (2 FURNACES, TANKLESS HOT WATER TANK) and 4pc bath, making it an excellent rental space. Located perfectly on QUIET Street while facing to Open community lane in one of Calgary's fastest-growing communities, this home offers easy access to parks, schools, shopping, Stoney & Metis Trail, downtown, and the airport. The Home comes with BUILDER & ALBERTA NEW HOME WARRANTY. 3D/Virtual Tour Link is on Listing. Don't miss this rare opportunity—schedule your viewing today!**

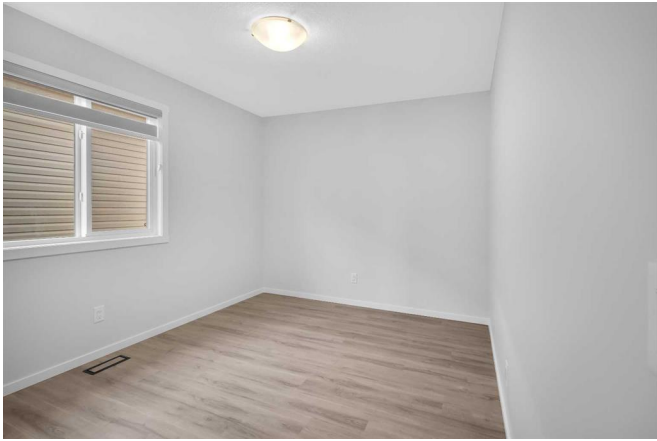
Inclusions: Basement Appliances: Electric Stove, Dishwasher, Refrigerator, Hood Fan, Dryer/Washer Stacked
Property Listed By: RE/MAX Real Estate (Mountain View)

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

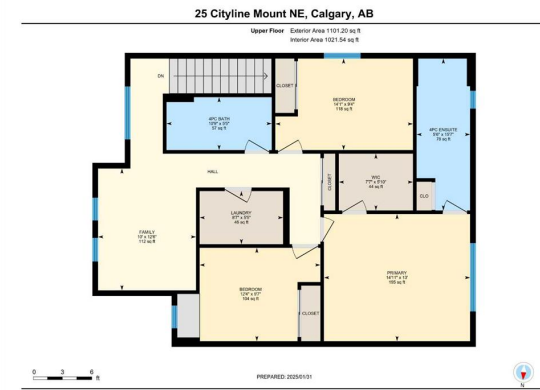
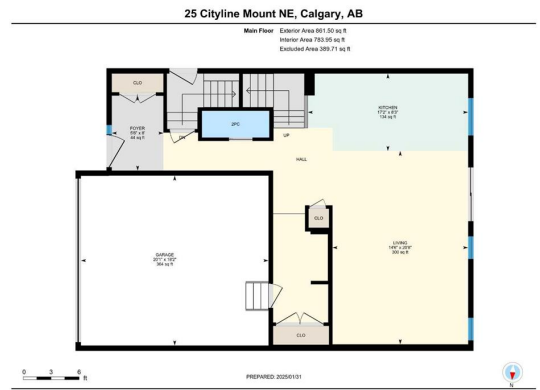
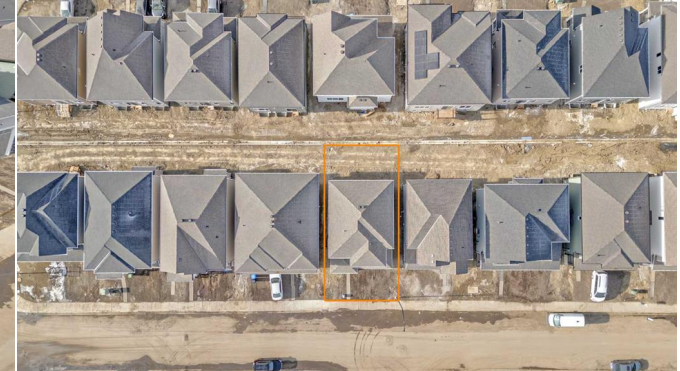












25 Cityline Mount NE, Calgary, AB

Basement (Below Grade) Exterior Area 752.49 sq ft
Interior Area 955.59 sq ft



PREPARED: 2025/1/31



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.