

200 CITYSIDE View, Calgary T3N2N6

02/26/25 List Price: **\$789,900** MLS®#: A2197624 Area: Cityscape Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Sub Type: City/Town:

Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

Year Built: 2025

2,841 sqft

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 2,302

2,302

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 4 2 Garage Sz:

4 (4) 2.5 (2 1)

2 Storey

Utilities and Features

Back Yard, Rectangular Lot

Double Garage Attached

Roof: **Asphalt Shingle** Construction:

Heating: Central, Natural Gas

Sewer:

Ext Feat: Lighting, Private Yard

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Utilities:

Room Information

Room Level Dimensions **Room** <u>Level</u> **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

TVB Legal Desc:

Remarks

Pub Rmks: This spacious 2,300 sq. ft. home offers comfortable living across two levels. The main floor features an open-concept kitchen and living area, perfect for entertaining. A convenient main-floor washroom and den add extra functionality. Upstairs, the master bedroom boasts a private washroom. Three additional bedrooms, a bonus room, and another washroom complete the upper level. Schedule a showing today to experience the charm and potential of this exceptional property.

Inclusions: N/A

Property Listed By: Royal LePage METRO

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











