



THE
A-TEAM

**RE/MAX
FIRST**

37 CITYLINE Mount, Calgary T3N 2N5

MLS®#: **A2198096**

Area: **Cityscape**

Listing Date: **02/28/25**

List Price: **\$799,990**

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: **3,008 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`7"
Kitchen	Main	17`10" x 11`0"
Mud Room	Main	7`5" x 7`5"
4pc Ensuite bath	Second	9`5" x 9`6"
Bedroom	Second	9`5" x 14`8"
Bedroom - Primary	Second	12`10" x 15`3"
4pc Bathroom	Basement	7`9" x 4`11"
Kitchen	Basement	12`6" x 5`10"

Room	Level	Dimensions
Dining Room	Main	17`10" x 7`3"
Living Room	Main	10`10" x 17`7"
4pc Bathroom	Second	7`2" x 12`5"
Bedroom	Second	9`10" x 15`3"
Family Room	Second	11`5" x 16`7"
Walk-In Closet	Second	5`3" x 9`0"
Bedroom	Basement	10`8" x 9`10"
Living Room	Basement	16`1" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410415

Remarks

Pub Rmks:

Welcome to 37 Cityline Mount NE, Calgary, AB—a stunning brand-new home built in 2025, offering modern living with exceptional upgrades and a legal basement suite. Main Residence Highlights: Contemporary Design: Experience open-concept living with high ceilings, large windows, and premium flooring that create a bright and inviting atmosphere. Gourmet Kitchen: Equipped with top-of-the-line stainless steel appliances, quartz countertops, and a spacious island, this kitchen is a chef's dream with a walking pantry. Luxurious Master Suite: The master bedroom features a walk-in closet, an ensuite bathroom with dual vanities, a soaking tub, and a separate glass-enclosed shower. Energy Efficiency: Built with the latest energy-efficient materials and systems, including high-performance windows and a state-of-the-art HVAC system, ensuring comfort and savings year-round. Legal Basement Suite: Income Potential: This property includes a fully permitted legal secondary suite, providing an excellent opportunity for rental income. Private Separate Entrance: The suite boasts its own separate entrance, ensuring privacy for both occupants. Full Amenities: Featuring a complete kitchen with modern appliances, a comfortable living area, a spacious bedroom with proper egress windows for safety, and a well-appointed bathroom. Located in a vibrant and growing community, 37 Cityline Mount NE offers convenient access to local amenities, park and Airport Don't miss the opportunity to own this exceptional property that perfectly blends luxury living with practical investment potential.

Inclusions:
Property Listed By:

n.a
RE/MAX Complete Realty

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







