

# \$527,000 - 44 Cityside Grove Ne, Calgary

MLS® #A2222124

**\$527,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Cityscape, Calgary, Alberta

Welcome to this beautifully designed just under 1500 sq feet 3-bedroom, 2.5-bathroom end unit townhouse with a double attached garage and no condo fees! Featuring a spacious, open-concept main floor, this home offers the perfect blend of style, comfort, and convenience.

Enjoy seamless flow between the modern kitchen, dining, and living areas – ideal for entertaining or everyday living. The kitchen boasts stainless steel appliances, modern cabinetry with ample storage, and a large central island perfect for cooking and gathering.

Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a 4-piece ensuite, a full main bathroom, a convenient upstairs laundry room, and a bright bonus room with large windows that fill the space with natural light.

The double attached garage offers secure parking and additional storage options. Situated in a prime location, this home is steps from bus routes, near top-rated schools, and walking distance to shopping centers, grocery stores, restaurants, coffee shops, gas stations, medical clinics, and more.

Don't miss this rare opportunity to own a stylish, move-in ready home in a sought-after neighborhood. Your dream home awaits!



Built in 2022

## Essential Information

MLS® #	A2222124
Price	\$527,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	44 Cityside Grove Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1C9

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	26
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Complete Realty
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