

# \$537,999 - 250 Cityside Grove Ne, Calgary

MLS® #A2189616

**\$537,999**

3 Bedroom, 3.00 Bathroom, 1,447 sqft

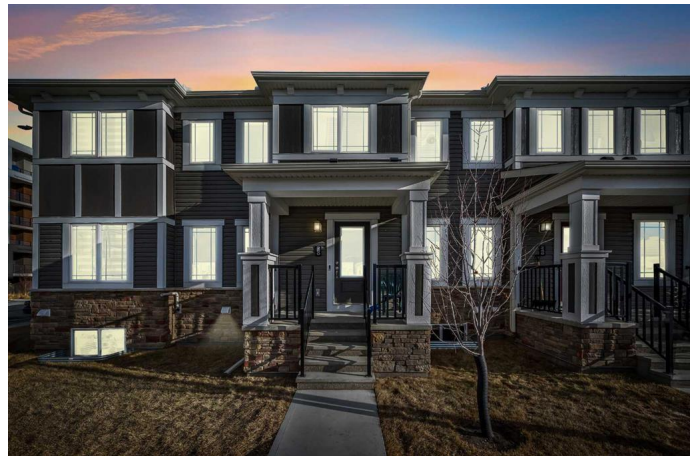
Residential on 0.03 Acres

Cityscape, Calgary, Alberta

Welcome to this exceptional, move-in ready townhouse at 250 Cityside Grove NE, located in the highly sought-after community of Cityscape. This spacious 1,447 sq ft corner unit offers the perfect blend of modern design and family-friendly living, all without the burden of condo fees. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for a growing family or first-time homebuyers. The open-concept main floor is bright and airy, with seamless flow between the kitchen, dining, and living areas. The gourmet kitchen features sleek quartz countertops, stylish cabinetry, and modern appliances – perfect for entertaining or everyday cooking. This corner unit is flooded with natural light, offering extra privacy and making the home feel even more expansive.

Enjoy the convenience of a double attached garage, ensuring your vehicles are always secure and protected from the elements. There's also ample storage space throughout, with generous closets and additional storage in the garage. Step outside to your own private balcony, the perfect spot for a morning coffee or unwinding after a busy day. This home is immaculately maintained and shows true pride of ownership.

Located just minutes from shopping, dining, and essential services, this townhouse is ideally positioned for easy access to everything you need. It's also close to



schools and parks, making it an excellent choice for families. With quick access to major roads like Stoney Trail and Deerfoot Trail, commuting is a breeze.

This home offers so much “spacious, well-maintained, and in an unbeatable location. Don’t miss out on the opportunity to make this your new family home.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2189616      |
| Price          | \$537,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,447         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 250 Cityside Grove Ne |
| Subdivision | Cityscape             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 1E1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                                            |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Lawn, Low Maintenance Landscape, Paved, Street Lighting |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 84                 |
| Zoning         | DC                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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