

# \$699,900 - 138 Cityside Way Ne, Calgary

MLS® #A2221955

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Jewel of a Deal!!! \*\* Quick Possession - July 2025 \*\* Convenient Location - Steps away from the walking paths, basketball court, park, pathways, meeting area, shopping, medical, transit, and the new exits. A wonderful URBAN STYLE HOME with high ceilings, a side entry, many upgraded features & meticulously crafted - Truly a custom-built dream home. Close to 1900 SF of luxury living space offering three bedrooms, 2.5 baths & an upper bonus room with vaulted ceilings ... Check out the floor plan! This OPEN design features a smart CHEF's kitchen all over looking the dining area and great room. Upgraded Fit & Finish features include: luxurious plank flooring, carpet, tile floors, light & plumbing fixtures, baseboard, doors, casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (grey shaker style doors & trims), white quartz counter tops, upgraded stainless steel appliances, pantry, heiring bone design tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub) with an oversized walk-in closet. 2 more generously sized spare bedrooms and a big bonus room. Other impressive features include: Oversized, fully insulated double attached garage, Unspoiled basement, big west-facing back yard with an upper wood deck, fully fenced, rich front curb



appeal with smart board wood details, and covered front entry with verandah. Call your friendly REALTOR(R) to book a viewing!

Built in 2019

### Essential Information

MLS® #	A2221955
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	138 Cityside Way Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1P2

### Amenities

Amenities	Dog Park, Park, Playground
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	DC
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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