# \$584,000 - 44 Cityside Green Ne, Calgary

MLS® #A2239082

## \$584,000

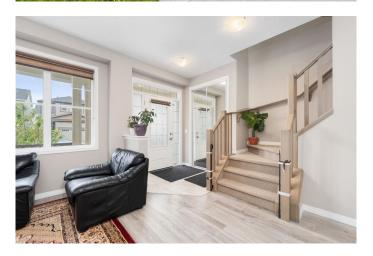
3 Bedroom, 3.00 Bathroom, 1,498 sqft Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Welcome to 44 CitySide Green NE, an amazing detached house equally suitable for first-time home buyers or as a rental property in the vibrant Community of Cityscape. This Mattamy built house with an amazing open concept main floor offers wall to wall shining LVP floor with plenty of natural lights on the living, kitchen and dining area with 9' ceiling. The spacious kitchen and the island are complemented with elegant granite countertops and tiled backsplash. There are enough storage cabinets and spacious walk-in pantry and stainless-steel appliances for your family kitchen. Off the kitchen/dining area, you have another closet and direct access out onto the spacious backyard. A half bathroom situated hidden from the kitchen and dining area completes the main floor. The living room and a large front porch provides unobstructed views. The second floor offers 3 bedrooms where your family will have a spacious back-facing primary bedroom with a walk-in closet and 4-piece, ensuite washroom, two generously sized other bedrooms, a common full washroom, a storage closet and a laundry room. The unspoiled basement has two large windows and a rough-in for an additional bathroom. The landscaped and fenced spacious private green backyard provides access to the detached garage and privacy from the neighbouring properties. The garage (~ 21 ft x 20 ft) front is accessible from the paved laneway. Don't miss to view this house in an amazing community with all the







amenities and city transport in walking distance. The property is located close to highways and the Calgary International Airport.

#### Built in 2017

## **Essential Information**

MLS® # A2239082 Price \$584,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,498 Acres 0.06 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 44 Cityside Green Ne

Subdivision Cityscape
City Calgary
County Calgary
Province Alberta
Postal Code T3N1H9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

On Street

# of Garages 2

## Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Gas, Decorative, Living Room

Has Basement Yes

Basement Full, Unfinished

1

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped, City Lot, Front Yard, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Stone

Foundation Poured Concrete

## **Additional Information**

Date Listed July 11th, 2025

Days on Market 116
Zoning DC

## **Listing Details**

Listing Office Royal LePage METRO

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