

205 Cityside Park NE  
Calgary, Alberta

MLS # A2262064

\$775,000

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Cityscape              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,379 sq.ft.           | Age:   | 2020 (5 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.09 Acre              |        |                  |
| Lot Feat: | Corner Lot             |        |                  |

|             |                                                                                                                   |            |    |
|-------------|-------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                        | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl                                                                                               | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                   | Condo Fee: | -  |
| Basement:   | Finished, Full                                                                                                    | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                          | Zoning:    | DC |
| Foundation: | Poured Concrete                                                                                                   | Utilities: | -  |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |            |    |

Inclusions: N/A

Priced to sell and available for quick possession, this home offers an incredible opportunity for families looking for space, value, and versatility. A charming front porch welcomes you inside to a bright foyer that opens into the heart of the home. The main floor features an open concept layout designed for everyday living, with a functional kitchen complete with a large island, stainless appliances, and a corner pantry. The sunny dining area is ideal for family gatherings, while the living room with fireplace provides a cozy space to relax together. Upstairs, a spacious bonus room sets the stage for movie nights or a kids' play area. The primary bedroom includes a walk-in closet and five-piece ensuite with dual sinks and a soaker tub. Two more bedrooms, including one with its own walk-in closet, plus a full bath complete this level. The fully finished walkout basement offers even more possibilities, with its own entrance, a family room, fourth bedroom, full bathroom, rough-ins for a kitchen and laundry, and plenty of storage. Whether you're envisioning space for extended family or a private area for grown children, this flexible lower level makes it possible. More than just a house, this is a smart investment and a welcoming place for your family to grow. Don't miss your chance to settle into Cityscape with comfort and value.