

# \$509,999 - 44 Cityside Grove Ne, Calgary

MLS® #A2246768

**\$509,999**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.04 Acres

Cityscape, Calgary, Alberta

Welcome to this beautifully designed, just-under-1,500 sq. ft. 3-bedroom, 2.5-bathroom end-unit townhouse with a double attached garage “and no condo fees!

The spacious, open-concept main floor offers the perfect blend of style, comfort, and functionality, with seamless flow between the modern kitchen, dining, and living areas “ideal for entertaining or day-to-day living. The kitchen is a chef’s delight, featuring stainless steel appliances, contemporary cabinetry with ample storage, and a large central island 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 laundry room, and a bright bonus room that’s perfect for relaxing or working from home.

The double attached garage provides secure parking and extra storage space. Perfectly located, this home is steps from bus routes, close to top-rated schools, and within walking distance to shopping, grocery stores, restaurants, coffee shops, gas stations, and medical clinics.

Stylish, move-in ready, and in a highly sought-after neighborhood “your dream home awaits!

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2246768      |
| Price          | \$509,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,476         |
| Acres          | 0.04          |
| 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    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | DC               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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