

**111 Cityside Court NE**  
**Calgary, Alberta**

**MLS # A2215966**



**\$720,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Other		

<b>Heating:</b>	Electric, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** N/A

Only 2 years new! This 2-car garage single family home has upgrades included such as an electric fireplace, built in microwave, luxury vinyl plank flooring, quartz countertops in kitchen and master bathroom. Upstairs your primary bedroom features a walk-in closet and a stunning ensuite. Down the hall from bedrooms 2 and 3, you will find the main bath, laundry room and second living room for ultra-convenient living. Furniture can be included at an additional cost if needed and is negotiable. In Cityscape, you can enjoy access to amenities including planned schools, an environmental reserve and commercial complex that will surely complement your lifestyle!