

**27 Cityline Manor NE**  
**Calgary, Alberta**

**MLS # A2282113**



**\$848,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,903 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Armstrong is uniquely designed to reimagine livability with this split-level home. The versatile kitchen features a uniquely shaped flush quartz breakfast bar, perfect for enjoying morning coffee and includes full height cabinetry and a stainless-steel chimney hood fan. A spice kitchen is a convenient addition for additional cooking space. The main floor includes a separate den or dining space that can be repurposed as a home office and all the doors have been upgraded to 8'. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an ensuite. Enjoy the convenience of ensuite laundry and a linen closet close to the bedrooms. In between the upper and main floor, the charming family room is ideal for a quiet night in with the family. A separate side entrance has been added to your benefit for any potential future basement development plans. Photos are representative.