

## 44 Cityside Rise NE Calgary, Alberta

**MLS # A2304900**



**\$709,999**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,247 sq.ft.           | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.01 Acre              |               |                  |
| <b>Lot Feat:</b> | Level, Rectangular Lot |               |                  |

|                    |                        |                   |    |
|--------------------|------------------------|-------------------|----|
| <b>Heating:</b>    | Central                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -  |

**Features:** Bidet, Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Walk-In Closet(s)

**Inclusions:** Kids swing , slide set and curtains

[OPEN HOUSE - 12th Sep, 2026, Saturday, 12 noon - 2:00 PM] Luxury Living in Cityscape &ndash; Stunning Front Garage Home [2018 Built, 4 Bed/3.5 Bath/Finished Basement] Welcome to this beautifully maintained front garage home in the highly desirable community of Cityscape in NE Calgary. Set on an extra-wide lot, this impressive property offers 4 bedrooms, 3.5 bathrooms, FINISHED basement and a spacious bonus room, with over 2,247 sq. ft. of thoughtfully designed living space. Built in 2018, the home features 9-foot ceilings throughout, creating a bright and open feel. Recent upgrades include a brand-NEW ROOF and siding (2025), along with modern enhancements such as central AIR CONDITIONING, smart home technology, upgraded lighting, ceiling fans, and a large front BALCONY. The chef-inspired kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, a gas range with chimney hood fan, oversized refrigerator, a large island, stylish backsplash, and an oversized walk-in pantry. The main floor is perfect for both entertaining and everyday living, highlighted by a huge LIVING room designed for comfort and gatherings. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite featuring dual closets and a spa-like 5-piece ensuite with double sinks, a soaker tub, and a separate shower. This level also offers a massive bonus room with a cozy fireplace, a modern 4-piece bathroom, and the convenience of upper-floor laundry. The FINISHED basement adds incredible versatility, complete with a large bedroom with walk-in closet, a 3-piece bathroom, a spacious recreation room, and additional storage&mdash;ideal for guests, extended family, or extra living space. Step outside to a large backyard with a deck, perfect for relaxing or entertaining. Both front and back yards

are professionally landscaped and fully fenced, offering privacy and great curb appeal. Conveniently located within walking distance to Cityscape Plaza, playgrounds, and transit, with quick access to major routes like Stoney Trail and Deerfoot Trail, plus nearby parks, shopping, and scenic walking paths.