

**214 Cityside Grove NE**  
**Calgary, Alberta**

**MLS # A2306797**



**\$455,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<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>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** NONE

Welcome to this beautiful no-condo-fee townhouse, ideally located within walking distance to playgrounds, shopping, and more in the amenity-rich community of Cityscape. Featuring a double attached garage and no condo fees, this home offers both value and convenience. The bright and spacious main floor showcases a large living area with expansive windows, a separate dining space, and a well-appointed kitchen complete with an island. You’ll also find a 2-piece bathroom and a mudroom with direct access to the rear-attached garage. Upstairs, the home offers three generously sized bedrooms, two full bathrooms, a convenient laundry area, and a large balcony. The primary suite features a walk-in closet and a 4-piece ensuite. The unfinished basement provides endless potential for your future development ideas. Enjoy the convenience of nearby grocery stores, gas stations, pizza shops, and the vibrant shopping district. This home offers not just comfort, but a lifestyle in a warm and welcoming community. Some pictures are virtually stages. Don’t miss out—this one won’t last long! Book your private showing today.