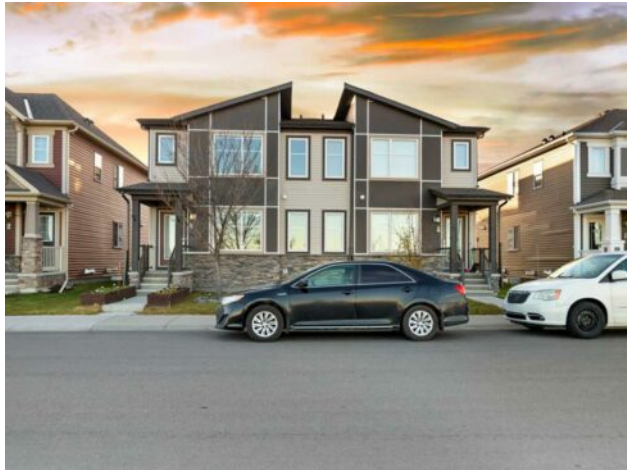


20 Cityside Park NE Calgary, Alberta

MLS # A2197894



\$579,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Cityscape | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,481 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Other | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane, Greenbelt | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks, Unfinished | LLD: | - |
| Exterior: | Asphalt, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |
| Inclusions: | Windows Covering | | |

Experience this two story semi-detached home facing green space and an environmental reserve. Across the street is a park and walking trail to spend quality time for morning/ evening walks. This home features 3 Bedrooms, 2 full and a half Bathrooms, front porch, balcony on the back and spacious loft upstairs which can be used as workspace, play area or additional storage. Attached double car garage with back lane access. Beautiful view of green space from master bedroom which has a walk-in closet and 4pc Bath Ensuite adds a great feature to this home. The basement is unfinished. This home is just minutes away from a variety amenities including shopping centres, costco, grocery, restaurants, medical centres, pharmacy, gas station and bus stops. This area offers excellent transportation links, ensuring access to the rest of the city. Great opportunity for first time home buyer, investor and small family. Book your showing today!!!