

# \$699,900 - 138 Cityside Way Ne, Calgary

MLS® #A2221955

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Jewel of a Deal!!! \*\* Quick Possession - July 2025 \*\* Convenient Location - Steps away from the walking paths, basketball court, park, pathways, meeting area, shopping, medical, transit, and the new exits. A wonderful URBAN STYLE HOME with high ceilings, a side entry, many upgraded features & meticulously crafted - Truly a custom-built dream home. Close to 1900 SF of luxury living space offering three bedrooms, 2.5 baths & an upper bonus room with vaulted ceilings ... Check out the floor plan! This OPEN design features a smart CHEF's kitchen all over looking the dining area and great room. Upgraded Fit & Finish features include: luxurious plank flooring, carpet, tile floors, light & plumbing fixtures, baseboard, doors, casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (grey shaker style doors & trims), white quartz counter tops, upgraded stainless steel appliances, pantry, heiring bone design tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub) with an oversized walk-in closet. 2 more generously sized spare bedrooms and a big bonus room. Other impressive features include: Oversized, fully insulated double attached garage, Unspoiled basement, big west-facing back yard with an upper wood deck, fully fenced, rich front curb



appeal with smart board wood details, and covered front entry with verandah. Call your friendly REALTOR(R) to book a viewing!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221955    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,858       |
| Acres          | 0.06        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 138 Cityside Way Ne |
| Subdivision | Cityscape           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3N 1P2             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Playground, Dog Park                                     |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Garage Door Opener, Additional Parking |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|--|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Central, High Efficiency, Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Gas, Tile  |
| Has Basement    | Yes   |
| Basement        | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 1              |
| Zoning         | DC             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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