



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

117 Cityside View NE
Calgary, Alberta

MLS # A2232815



\$899,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,015 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 117 Cityside View NE, Calgary — a stunning, extensively upgraded 3,000+ sq. ft. home backing onto serene green space with no rear neighbours for ultimate privacy. This elegant 5-bedroom, 3.5 bathroom residence is designed for modern, multi-generational living, featuring a main floor bedroom and full bath. As you enter, you're greeted by a tiled entryway that sets the tone for the luxury throughout. Boasting over \$100,000 in upgrades, this home showcases rich hardwood flooring throughout—no vinyl—combined with glass panel railings for a sleek, contemporary feel. The open-concept layout is ideal for both entertaining and everyday living, with in-built Samsung appliances valued at over \$12,000, two stunning fireplaces (Gas & Electric) -including a beautifully designed bonus area feature wall upstairs, and in-ceiling speakers for an immersive experience. Enjoy 9-foot ceilings on the basement, main, and upper levels, 8-foot interior doors, and a separate side entrance with two basement windows, offering incredible potential for future development. Plus, this home is equipped with solar panels, providing energy efficiency and long-term cost savings. This is luxury, space, and functionality combined — a true gem in Cityscape that you don’t want to miss!