



**111 Cityside Court NE**  
**Calgary, Alberta**

**MLS # A2289363**



**\$699,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, 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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Beautifully upgraded two-storey in the desirable community of Citiscape! Ideally located close to schools, public transportation, and all amenities, this stunning home offers exceptional value and thoughtful design throughout. The main floor features a bright and open layout with 9-foot ceilings, large windows, and luxury vinyl plank flooring extending through both the main and upper levels. The spacious living room is highlighted by a central fireplace, creating a warm and inviting atmosphere. The kitchen is both stylish and functional, showcasing maple cabinetry, quartz countertops, a large centre island, stainless steel appliances, and a generous pantry. Just off the kitchen is the dining nook with patio doors leading to the fully fenced and landscaped backyard &mdash; perfect for entertaining or relaxing outdoors. Upstairs, you’ll find a well-designed floor plan complete with a bonus room, a spacious primary bedroom featuring a walk-in closet and full ensuite, plus two additional bedrooms, a full bathroom, and a convenient upper-level laundry room. The unfinished basement includes a separate side entrance, offering excellent potential for future development or a possible suite (subject to city approval). Additional features include central air conditioning, a double attached garage, a large driveway, great curb appeal, and a quiet street location. This home shows beautifully and is truly a must-see!