



**GRASSROOTS**  
REALTY GROUP

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**19 Cityline Heath NE**  
**Calgary, Alberta**

**MLS # A2320937**



**\$699,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,930 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning pond facing home in the highly sought-after community of Cityscape, offering 1,929 Sq.Ft. RMS of thoughtfully designed living space and exceptional future income potential. Situated directly across from the pond, this beautifully maintained home combines modern upgrades, functional living, and an unbeatable location. The bright open-concept main floor features a spacious living room with a stylish feature wall and cozy fireplace. The fully upgraded kitchen boasts a long central island, premium finishes, ample cabinetry, and a double-door refrigerator—perfect for everyday living and entertaining. Sliding patio doors lead to the backyard, while a convenient powder room completes the main level. Upstairs offers a spacious bonus room, three generous bedrooms, and two full bathrooms, including a private primary retreat with its own ensuite. In total, the home features 4 bedrooms and 3.5 bathrooms. Adding tremendous value is the 700+ Sq.Ft. legal basement suite with a separate entrance currently under progress. Building permits have been applied for, and the seller can complete the suite before possession. Buyers seeking a quicker possession also have the option to purchase the home in its current condition. With beautiful modern exterior colours, excellent curb appeal, and a mature front-yard tree, this meticulously maintained home feels like new, 2024-built property. Located close to parks, playgrounds, pathways, daycares, shopping, grocery stores, transit, and future school sites, this is a rare opportunity to enjoy pond views, upgraded living, and future income potential in one of NE Calgary's most desirable family communities.