



**60 Cityside Grove NE**  
**Calgary, Alberta**

**MLS # A2322837**



**\$489,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

HIGHLY UPGRADED || END TOWNHOME || NO CONDO FEE || 2021 Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom end unit built in 2021, offering modern design, quality finishes, and exceptional value. This bright and spacious home features extra windows that fill the living space with natural light and boasts upgrades that exceed the builder's standard specifications. The stylish kitchen is equipped with a 36" Samsung refrigerator, Samsung gas stove, and ample cabinetry, making it perfect for everyday living and entertaining. Additional features include Samsung washer and dryer, premium carpet underlay for added comfort, and a luxurious fully tiled glass shower in the bathroom. Enjoy the benefits of an end unit with enhanced privacy, back alley access, and the peace of mind of the remaining 10-year builder warranty. Conveniently located close to grocery stores, restaurants, McDonald's, dollar stores, and other everyday amenities, this move-in-ready home offers the perfect blend of comfort, style, and convenience. Don't miss this opportunity to own a modern, upgraded home in a prime location! Key Features: \* Built in 2021 \* 3 Bedrooms & 2.5 Bathrooms \* End unit with extra windows and natural light \* Upgrades beyond builder's standard offerings \* 36" Samsung refrigerator \* Samsung gas stove \* Samsung washer & dryer \* Fully tiled glass shower \* Premium carpet underlay \* Back alley access \* Remaining 10-year builder warranty \* Close to shopping, restaurants, and everyday amenities