



GRASSROOTS
REALTY GROUP

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61 Cityline Gate NE
Calgary, Alberta

MLS # A2337939



\$598,000

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,553 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	n/a
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Welcome to **61 Cityline Gate NE**, a beautifully designed **semi-detached home** offering 1,553.27 SQ FT above grade plus a **2-bedroom basement LEGAL suite**—an excellent opportunity for homeowners and investors alike. The **main floor** features a bright and functional layout with a spacious living area, modern kitchen, dining space, a convenient **home office**, and a **2-piece powder room**. Upstairs, you’ll find **3 generously sized bedrooms**, including the primary bedroom, **2 full bathrooms**, and a dedicated **laundry area** for added convenience. The fully developed basement LEGAL suite offers a separate living space complete with **2 bedrooms**, **1 full bathroom**, kitchen, living area, and its own separate laundry. The **basement legal suite is currently rented**, providing an immediate rental-income opportunity for the new owner. With a total of **5 bedrooms + main-floor office**, **3.5 bathrooms**, two separate laundry areas, and a legal income-generating suite, this property offers an ideal combination of comfortable family living and investment potential. Located in the growing community of **Cityscape**, with convenient access to nearby amenities, shopping, schools, parks, major roadways, and Calgary International Airport. **Live upstairs and benefit from the existing basement rental income, or add this versatile property to your investment portfolio.**