



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19 Cityline Heath NE
Calgary, Alberta

MLS # A2345610



\$624,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Other

Exterior: Concrete, Mixed, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this stunning pond-facing home in Cityscape, offering 2,691 sq. ft. of total living space, including 1,929 sq. ft. RMS above grade and 761 sq. ft. below grade. Located directly across from the pond, this beautifully maintained home features a bright open-concept main floor with a spacious living room, stylish feature wall, cozy fireplace, and an upgraded kitchen with a long central island, premium finishes, ample cabinetry, and a double-door refrigerator. Sliding doors lead to the backyard, and a powder room completes the main level. Upstairs offers a large bonus room, three generous bedrooms, and two full bathrooms, including a private primary ensuite. The below-grade level offers 761 sq. ft. of excellent future potential with a separate side entrance and permits already pulled. The sellers are willing to complete the basement before possession if buyers choose, with the cost added to the final price—creating an opportunity for potential rental income from day one, subject to approvals. With modern curb appeal, pond views, and a prime location near parks, pathways, daycares, shopping, transit, and future school sites, this Cityscape home offers comfort, value, and outstanding income potential.