

**205 Cityside Park NE**  
**Calgary, Alberta**

**MLS # A2262064**



**\$775,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,379 sq.ft.           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                                                                                                   |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                          | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete                                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Priced to sell and available for quick possession, this home offers an incredible opportunity for families looking for space, value, and versatility. A charming front porch welcomes you inside to a bright foyer that opens into the heart of the home. The main floor features an open concept layout designed for everyday living, with a functional kitchen complete with a large island, stainless appliances, and a corner pantry. The sunny dining area is ideal for family gatherings, while the living room with fireplace provides a cozy space to relax together. Upstairs, a spacious bonus room sets the stage for movie nights or a kids' play area. The primary bedroom includes a walk-in closet and five-piece ensuite with dual sinks and a soaker tub. Two more bedrooms, including one with its own walk-in closet, plus a full bath complete this level. The fully finished walkout basement offers even more possibilities, with its own entrance, a family room, fourth bedroom, full bathroom, rough-ins for a kitchen and laundry, and plenty of storage. Whether you're envisioning space for extended family or a private area for grown children, this flexible lower level makes it possible. More than just a house, this is a smart investment and a welcoming place for your family to grow. Don't miss your chance to settle into Cityscape with comfort and value.