

64 Cityside Manor NE  
Calgary, Alberta

MLS # A2223946



\$549,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Cityscape              |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,437 sq.ft.           | Age:   | 2019 (6 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.03 Acre              |        |                  |
| Lot Feat: | Rectangular Lot        |        |                  |

|             |                                   |            |    |
|-------------|-----------------------------------|------------|----|
| Heating:    | Forced Air                        | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -  |
| Basement:   | Finished, Full                    | LLD:       | -  |
| Exterior:   | Vinyl Siding                      | Zoning:    | DC |
| Foundation: | Poured Concrete                   | Utilities: | -  |
| Features:   | Kitchen Island                    |            |    |

Inclusions: NA

Townhome with No condo fees in Desirable Cityscape! Welcome to this beautifully upgraded and fully developed townhome in the vibrant and growing community of Cityscape &mdash; offering NO condo fees, 4 bedrooms, 3.5 bathrooms, Double attached garage, balcony and a fully finished basement with permits! The main floor features a bright and spacious open-concept layout with large windows, upgraded modern lighting, and a chef-inspired kitchen that boasts granite countertops, a kitchen island, stainless steel appliances, a premium French door fridge, and an abundance of cabinet space &mdash; perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a 4-piece ensuite, walk-in closet, and a private balcony &mdash; ideal for your morning coffee. A full main bathroom and convenient upstairs laundry room add to the functionality. The professionally developed basement (fully permitted) offers an additional bedroom, a full bathroom, and extra living space &mdash; perfect for guests or a home office. Enjoy the convenience of a double attached garage, and relax on your oversized balcony &mdash; ideal for BBQs and enjoying the outdoors. Located just minutes from Jacksonport shopping complex, Cityscape Square Market, parks, schools, transit, and with easy access to major roadways, this home offers unbeatable value and convenience. Highlights: No condo fees, 4 bedrooms | 3.5 bathrooms, Developed basement with permits, Upgraded kitchen with granite countertops and Stainless steel appliances., Large balcony + private upper balcony. Double attached garage Don't miss your chance to own this exceptional, move-in-ready home in one of Calgary's most sought-after communities. Book your private showing today!