

# \$589,000 - 44 Cityside Green Ne, Calgary

MLS® #A2239082

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Welcome to 44 CitySide Green NE, an amazing detached house equally suitable for first-time home buyers or as a rental property in the vibrant Community of Cityscape. This Mattamy built house with an amazing open concept main floor offers wall to wall shining LVP floor with plenty of natural lights on the living, kitchen and dining area with 9'6"™ ceiling. The spacious kitchen and the island are complemented with elegant granite countertops and tiled backsplash. There are enough storage cabinets and spacious walk-in pantry and stainless-steel appliances for your family kitchen. Off the kitchen/dining area, you have another closet and direct access out onto the spacious backyard. A half bathroom situated hidden from the kitchen and dining area completes the main floor. The living room and a large front porch provides unobstructed views. The second floor offers 3 bedrooms where your family will have a spacious back-facing primary bedroom with a walk-in closet and 4-piece, ensuite washroom, two generously sized other bedrooms, a common full washroom, a storage closet and a laundry room. The unspoiled basement has two large windows and a rough-in for an additional bathroom. The landscaped and fenced spacious private green backyard provides access to the detached garage and privacy from the neighbouring properties. The garage (~ 21 ft x 20 ft) front is accessible from the paved laneway. Don't miss to view this house in an amazing community with all the



amenities and city transport in walking distance. The property is located close to highways and the Calgary International Airport.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239082    |
| Price          | \$589,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,498       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Cityside Green Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N1H9               |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator      |
| Heating           | Forced Air, Natural Gas                                           |

|                 |                              |
|-----------------|------------------------------|
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Gas, Living Room, Decorative |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Back Lane, City Lot, Front Yard, Landscaped, Zero Lot Line |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 47              |
| Zoning         | DC              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.