

# \$798,000 - 131 Cityside View Ne, Calgary

MLS® #A2235045

**\$798,000**

4 Bedroom, 4.00 Bathroom, 1,930 sqft

Residential on 0.09 Acres

Cityscape, Calgary, Alberta

1 BR LEGAL BASEMENT SUITE and CORNER LOT. REALTORS: There is security alarm in the house. Please read Realtor remarks and showing time. A beautifully designed 1,929.53 sq. ft. home that effortlessly blends luxury, space, and functionality. This elegant 4-bedroom residence is perfect for modern multi-generational living and includes a DOUBLE ATTACHED GARAGE for added convenience. The open-concept layout is ideal for both daily living and entertaining, enhanced by built-in appliances and a SPACIOUS BONUS AREA. Enhanced with about \$50,000 in thoughtfully selected UPGRADES. With high ceilings on the basement, main, and upper levels, and a separate side entrance to the basement, this home offers endless possibilities. Steps away from McDonald, 7 Eleven, Daycare, Sanjha Punjab grocery and lots of retail options. Only 10 minutes away from the Airport, 15 minutes from crossing. A true gem in the heart of Cityscape â€” donâ€™t miss your chance to make it yours! Call your realtor today to book a showing!!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2235045  |
| Price     | \$798,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,930       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 131 Cityside View Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N 2N4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                 |
| Heating           | Central                                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.