

# \$674,900 - 138 Cityside Way Ne, Calgary

MLS® #A2239041

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft  
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Jewel of a Deal! Quick Possession Available  
â€“ Summer 2025! Discover this meticulously crafted, custom-built urban-style home offering nearly 1,900 sq.ft. of luxurious living space with 3 bedrooms, 2.5 bathrooms, a spacious bonus room with vaulted ceilings, and an oversized double attached garageâ€”perfectly situated just steps from walking paths, a basketball court, playground, shopping, medical, transit, and new access routes. Designed with lifestyle and comfort in mind, this open-concept floor plan features a chef-inspired kitchen overlooking the dining area and great room, ideal for both entertaining and everyday living. The kitchen boasts grey shaker-style cabinetry with upgraded trims, white quartz countertops, herringbone tile backsplash, upgraded stainless steel appliances, pantry, recessed lighting, task lighting, and a dramatic central island with a flush eating bar and undermount stainless steel sink. Throughout the home youâ€™™ll find thoughtfully selected luxury plank flooring, plush carpet, elegant tile, stylish light and plumbing fixtures, and modern baseboards, casings, and doors that elevate the overall fit and finish. The upper level offers a spacious primary suite complete with a spa-like en-suite featuring a big soaker tub and an oversized walk-in closet, plus two more generously sized bedrooms and a large vaulted bonus roomâ€”perfect for a home office, playroom, or movie nights. Additional highlights include a covered front entry with



charming verandah, rich curb appeal with smart board wood accents, a fully fenced west-facing backyard with an upper wood deck, and an unspoiled basement ready for your custom touch. The insulated and oversized double garage provides ample storage and convenience. Located in a vibrant, amenity-rich community that's connected to green spaces, parks, and everything your family needs, this home blends thoughtful design, upgraded features, and functional space in a prime location. Don't miss your chance to own this stunning home at an incredible value—call your friendly REALTOR® today to schedule a private tour!

Built in 2019

### Essential Information

MLS® #	A2239041
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	138 Cityside Way Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1P2

## Amenities

Amenities	Dog Park, Park, Playground
Parking Spaces	2
Parking	Additional Parking, Double Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizer, Hardwood Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	15
Zoning	DC
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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