

\$584,000 - 44 Cityside Green Ne, Calgary

MLS® #A2239082

\$584,000

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	\$584,000
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, Refrigerator, Microwave Hood Fan
Heating	Forced Air, Natural Gas

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

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	108
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.