

# \$729,900 - 30 Cityside Way Ne, Calgary

MLS® #A2224663

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,851 sqft

Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Welcome to your stunning family home, featuring numerous upgrades and 2500 sq. ft. of beautifully finished living space. This impressive 2-storey home includes central air conditioning, Zebra window coverings, 4 spacious bedrooms, and a massive bonus room with high ceilings. 3.5 modern bathrooms, it's perfect for families of all sizes. The open-concept design is filled with natural light, beginning from the inviting foyer. The beautiful kitchen offers quartz countertops, stainless appliances, /Central island breakfast bar/Gas Stove and added cabinet pantry. The spacious dining area leads to a deck and backyard. While the bright family room features a cozy gas fireplace. A conveniently located half bath completes the main floor. This property features an upper level with a spacious primary bedroom, complete with a luxurious 5-piece ensuite, double vanity, soaker tub, and oversized shower—ideal for relaxation. The primary suite also includes a generous walk-in closet for ample storage. Additionally, there are two more bedrooms, a sun-filled bonus room with access to a west-facing balcony, high ceilings, and an upper-level laundry room. The professionally finished (with permits) lower level offers a 4th bedroom, a 3-piece bathroom, and a recreational room. or unwinding with family. and plenty of Crawl space for extra storage. Enjoy a Low Maintenance Landscaping and fully fenced backyard that is ideal for outdoor activities and



family gatherings, a beautifully designed concrete patio enhances the space for entertaining or unwinding. The front Double attached garage is fully finished (drywalled and insulated). OTHER FEATURES INCLUDE HAIL-RESISTANT ROOF SHINGLES AND STUCCO SIDING. This Community hosts some of Calgary's most beautiful walking paths,/Environmental Reserve and is located with very easy access to local shopping/ Cross Iron Mall and Major routes such as Deerfoot Trail/Stoney Trail. !!! NO DISAPPOINTMENTS HERE!!!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224663    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,851       |
| Acres          | 0.06        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Cityside Way Ne |
| Subdivision | Cityscape          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3N1P1             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Crawl Space, Finished, Partial                                                                                                                       |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Rain Gutters              |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco                                           |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |
| Zoning         | DC             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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