

**\$730,990 - 98 Cityline Grove Ne, Calgary**

MLS® #A2250269

**\$730,990**

4 Bedroom, 3.00 Bathroom, 2,291 sqft

## Residential on 0.08 Acres

## Cityscape, Calgary, Alberta

The Whistler's front porch and foyer welcomes you into this comfortable family home. The large, open concept main floor is ideal for simple mornings around the breakfast bar, lively family meals in the dining room, and relaxing nights spent in front of the electric fireplace. With a walk-in prep kitchen/pantry and mudroom just off the garage, clutter always remains out of view. When it's time to get to work, the dedicated den is the ultimate space to focus. The spacious second floor, with four bedrooms and walk-in closets, gives each family member their own space. Discover a conveniently located laundry room and linen closet across the hall from a full bathroom. Relax in your generously sized primary bedroom, complete with a walk-in closet and an ensuite. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! Estimated completion is November 2025. Photos are representative.



Built in 2025

## Essential Information

MLS® #                      A2250269

|       |           |
|-------|-----------|
| Price | \$730,990 |
|-------|-----------|

Bedrooms 4

|           |      |
|-----------|------|
| Bathrooms | 3.00 |
|-----------|------|

Full Baths 2

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,291       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 98 Cityline Grove Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 0X3              |

### Amenities

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

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Sump Pump(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Electric Oven                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Insert, Electric                                                                                                                    |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting                                          |
| Lot Description   | Landscaped, No Neighbours Behind, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-G               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform 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.