

\$509,999 - 44 Cityside Grove Ne, Calgary

MLS® #A2246768

\$509,999

3 Bedroom, 3.00 Bathroom, 1,476 sqft
Residential on 0.04 Acres

Cityscape, Calgary, Alberta

Welcome to this beautifully designed, just-under-1,500 sq. ft. 3-bedroom, 2.5-bathroom end-unit townhouse with a double attached garage – and no condo fees!

The spacious, open-concept main floor offers the perfect blend of style, comfort, and functionality, with seamless flow between the modern kitchen, dining, and living areas – ideal for entertaining or day-to-day living. The kitchen is a chef’s delight, featuring stainless steel appliances, contemporary cabinetry with ample storage, and a large central island for cooking and gathering. Upstairs, you’ll find three generous bedrooms, including a luxurious primary suite with a 4-piece ensuite, a full main bathroom, a convenient laundry room, and a bright bonus room that’s perfect for relaxing or working from home.

The double attached garage provides secure parking and extra storage space. Perfectly located, this home is steps from bus routes, close to top-rated schools, and within walking distance to shopping, grocery stores, restaurants, coffee shops, gas stations, and medical clinics.

Stylish, move-in ready, and in a highly sought-after neighborhood – your dream home awaits!

Built in 2022

Essential Information



MLS® #	A2246768
Price	\$509,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44 Cityside Grove Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1C9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot

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

Additional Information

Date Listed	August 8th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.