

# \$572,000 - 110 Cityside Grove Ne, Calgary

MLS® #A2214802

**\$572,000**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.05 Acres

Cityscape, Calgary, Alberta

Welcome to The Graydon Corner Style Duplex located in the vibrant and growing community of Cityscape, Calgary! This beautiful corner unit offers the perfect blend of functionality, modern upgrades, and family-friendly designâ€”making it a must-see for buyers seeking comfort, style, and convenience. **KEY FEATURES & UPGRADES:** Luxury Vinyl Plank Flooring throughout the main level Quartz Countertops in the kitchen and all bathrooms, Stainless Steel Appliances, Pot Lights and Knockdown Ceilings, Tiled Bathroom Floors for a polished, modern touch, Fridge Water Line Roughed-In 3pc Plumbing Rough-In in the basement for future development, Large Windows offering an abundance of natural light .**MAIN FLOOR HIGHLIGHTS:** Inviting front porchâ€”perfect for relaxing or entertaining Spacious foyer with built-in shoe storage & generous coat closet, Cozy living room ideal for family gatherings, Open-concept kitchen & dining area Stylish powder room Additional storage space for added convenience. **UPSTAIRS RETREAT:** 3 large bedrooms (two currently fit king-size beds with room to spare!) Primary suite with: Walk-in closet, Luxurious ensuite, French sliding doors to a private balcony, Bonus room perfect for movie nights, a home office, or a kidsâ€™™ play area, Convenient upper-floor laundry. **BASEMENT & GARAGE:** Unfinished basement with large windows and rough-insâ€”ready for your personal touch Ample storage space for seasonal items and



more, Double attached garage with rear paved alley access. COMMUNITY & LOCATION:

Steps away from the main commercial plazaâ€”groceries, dining, and more!

Surrounded by parks, playgrounds, and walking trails

A family-friendly community ideal for growing families or first-time buyers Don't miss your chance to own this amazing homeâ€”book your private showing today!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214802               |
| Price          | \$572,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,510                  |
| Acres          | 0.05                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 110 Cityside Grove Ne |
| Subdivision | Cityscape             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N1C9                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Off Street |

# of Garages 2

### Interior

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

### Exterior

Exterior Features Balcony, Garden  
Lot Description Back Lane, Corner Lot, Front Yard, Lawn  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 25th, 2025  
Days on Market 14  
Zoning DC

### Listing Details

Listing Office MaxWell Central

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