$754,000 - 13 Cityside Way Ne, Calgary

MLS® #A2212779

$754,000
5 Bedroom, 4.00 Bathroom, 1,971 sqft
Residential on 0.08 Acres

Cityscape, Calgary, Alberta

Welcome to this exceptionally spacious and beautifully designed home in the highly sought-after community of Cityscape NE. Boasting 5 generously sized bedrooms and 3.5 well-appointed bathrooms, this oversized residence is perfect for large families or those seeking additional rental income with the fully legal basement suite.
Perched on a premium corner lot, this home is bathed in abundant natural light from its expansive windows on both sides, creating a bright, airy, and inviting atmosphere throughout. The thoughtfully designed open-concept layout seamlessly blends functionality with elegance, offering generously proportioned living and dining spaces that cater to both everyday living and grand entertaining.
From the moment you step inside, you are greeted by a sense of grandeur and warmth, with soaring ceilings and an intuitive floor plan that enhances both comfort and convenience. The extra-large bedrooms provide a tranquil retreat for every member of the household, while the spacious common areas ensure there is no shortage of room for relaxation and gatherings. The modern kitchen is a culinary haven, featuring sleek countertops, ample cabinetry, and top-tier appliances, making meal preparation effortless.
The legal basement suite is a standout feature, offering a private, self-contained living spaceâ€”ideal for generating rental income or providing additional accommodation for

extended family.
Perfectly positioned in the heart of Cityscape, this home is surrounded by an array of convenient amenities and recreational opportunities. Just moments away, you'll find Esso, Starbucks, Guru India Restaurant, Subway, and Chaiiwala of London, offering a variety of dining and shopping experiences. For outdoor enthusiasts, the Cityscape Cricket Ground and the Wetlands provide the perfect backdrop for sports, relaxation, and scenic walks.
Commuters will appreciate the easy access to major roadways, including Airport Trail, Country Hills Boulevard, and Stoney Trail, ensuring seamless connectivity to all corners of the city. With YYC International Airport just 8 minutes away and Downtown Calgary a quick 20-minute drive, this home offers the perfect blend of suburban tranquility and urban convenience.
Whether you're seeking a sprawling family residence, a multi-generational home, or an investment opportunity, this remarkable property checks every box. Experience the luxury of space, the comfort of modern design, and the convenience of an unbeatable locationâ€”all in one incredible package.
Don't miss this rare opportunityâ€”schedule your private viewing today!

Built in 2017

Essential Information

MLS® #	A2212779
Price	$754,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,971
Acres	0.08

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cityside Way Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1J4

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Off Street, Aggregate, Garage Faces Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Double Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	DC

Listing Details

Listing Office	Brilliant Realty

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