

464 Cityline Way NE  
Calgary, Alberta

MLS # A2282053



## \$527,990

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

The Starling is designed for extra-convenient family living. Enter the home through the foyer with spacious storage in the front closet. Ahead, you'll discover the main floor bedroom. Transform the U-shaped quartz kitchen into your sanctuary and enjoy a dining area filled with warm sunlight from the great room's large bright windows. The extra-large mudroom and washroom with standup shower are located to the back of the home. On the upper floor you'll find the main bathroom and laundry. Bedrooms 2 and 3 are down the hall. Relax in your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 'foundation has been added for any potential future basement development plans. Enjoy 8 solar panels. This New Construction home is estimated to be completed May 2026. \*Photos & virtual tour are representative