

**20 Cityside Park NE  
Calgary, Alberta**

**MLS # A2284708**



**\$574,500**

<b>Division:</b>	Cityscape	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b> 2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Other	
<b>Lot Size:</b>	0.04 Acre	
<b>Lot Feat:</b>	Back Lane, Greenbelt	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** One king bed with Nightstands, Lamps & mattress, two queen beds with Nightstands, Lamps & mattress, One Living room Sectional, Dining table with 6 chairs, Wall Paintings- total 4.

Experience this beautifully furnished, two-storey semi-detached home featuring professionally designed interior decor and facing the serene green space and environmental reserve. Enjoy the convenience of a park directly across the street, along with nearby walking trails, perfect for morning and evening strolls. The home offers 3 bedrooms, 2.5 bathrooms, a welcoming front porch, a rear balcony, and a spacious upper-level loft ideal for a home office, play area, or additional storage. The attached double-car garage with rear lane access adds both functionality and convenience. The primary bedroom overlooks the green space and includes a walk-in closet and a 4-piece ensuite, providing a peaceful retreat. The basement is unfinished, offering excellent potential for future development. Ideally located just minutes from shopping centres, Costco, grocery stores, restaurants, medical centres, pharmacies, gas stations, school bus services and public transit. With excellent transportation links, this home provides easy access to the rest of the city. This home is a fantastic opportunity for first-time home buyers, investors, or small families. Book your showing today!