

## 30 Cityside View NE Calgary, Alberta

**MLS # A2250306**

# \$849,990

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape                   |               |                  |
| <b>Type:</b>     | Residential/House           |               |                  |
| <b>Style:</b>    | 2 Storey                    |               |                  |
| <b>Size:</b>     | 2,946 sq.ft.                | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                           | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                   |               |                  |
| <b>Lot Feat:</b> | Landscaped, Street Lighting |               |                  |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <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, Unfinished         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

The Armstrong is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. Entertain guests in the lively great room. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor also includes a full bedroom + bathroom. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an ensuite. Enjoy the convenience of laundry and a linen closet. The charming family room is ideal for a quiet night in with the family. A separate side entrance has been added for future development. This home includes 8 solar panels! This New Construction home is estimated to be complete October 2025. Photos & Virtual Tour are representative.