

# \$674,900 - 138 Cityside Way Ne, Calgary

MLS® #A2239041

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft  
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Jewel of a Deal! Quick Possession Available  
â€“ Summer 2025! Discover this meticulously crafted, custom-built urban-style home offering nearly 1,900 sq.ft. of luxurious living space with 3 bedrooms, 2.5 bathrooms, a spacious bonus room with vaulted ceilings, and an oversized double attached garageâ€”perfectly situated just steps from walking paths, a basketball court, playground, shopping, medical, transit, and new access routes. Designed with lifestyle and comfort in mind, this open-concept floor plan features a chef-inspired kitchen overlooking the dining area and great room, ideal for both entertaining and everyday living. The kitchen boasts grey shaker-style cabinetry with upgraded trims, white quartz countertops, herringbone tile backsplash, upgraded stainless steel appliances, pantry, recessed lighting, task lighting, and a dramatic central island with a flush eating bar and undermount stainless steel sink. Throughout the home youâ€™ll find thoughtfully selected luxury plank flooring, plush carpet, elegant tile, stylish light and plumbing fixtures, and modern baseboards, casings, and doors that elevate the overall fit and finish. The upper level offers a spacious primary suite complete with a spa-like en-suite featuring a big soaker tub and an oversized walk-in closet, plus two more generously sized bedrooms and a large vaulted bonus roomâ€”perfect for a home office, playroom, or movie nights. Additional highlights include a covered front entry with



charming verandah, rich curb appeal with smart board wood accents, a fully fenced west-facing backyard with an upper wood deck, and an unspoiled basement ready for your custom touch. The insulated and oversized double garage provides ample storage and convenience. Located in a vibrant, amenity-rich community that's connected to green spaces, parks, and everything your family needs, this home blends thoughtful design, upgraded features, and functional space in a prime location. Don't miss your chance to own this stunning home at an incredible value"call your friendly REALTOR® today to schedule a private tour!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239041    |
| Price          | \$674,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,858       |
| Acres          | 0.06        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 138 Cityside Way Ne |
| Subdivision | Cityscape           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3N 1P2             |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Dog Park, Park, Playground        |
| Parking Spaces | 2                                 |
| Parking        | Additional Parking, Double Garage |
| # of Garages   | 2                                 |



## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizer, Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer                        |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Family Room, Gas, Tile                                                                                               |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | None                                                                              |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | DC              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.