

**53 Cityside View NE**  
**Calgary, Alberta**

**MLS # A2247410**



**\$769,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Walkout Lot | Legal Suite Basement | Front Garage | Backing onto Green Space | Solar Panels | Never Lived In | 2025 Build Discover this brand-new 3-bedroom home with a 1-bedroom walkout legal basement suite, perfectly located in sought-after Cityscape NE. Situated on a walkout lot backing onto serene green space, this modern property offers an open-concept layout, stainless steel appliances, and the added efficiency of solar panels. The legal suite with separate entrance provides excellent rental potential or space for extended family. Walking distance to Cityscape Plaza with restaurants, grocery, medical services, the future Gurdwara Sahib, and city-approved middle and high schools. An ideal opportunity for families and investors alike—don't miss out!