

**110 Cityline Grove NE**  
**Calgary, Alberta**

**MLS # A2250260**



**\$699,990**

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape                                                    |               |                  |
| <b>Type:</b>     | Residential/House                                            |               |                  |
| <b>Style:</b>    | 2 Storey                                                     |               |                  |
| <b>Size:</b>     | 1,920 sq.ft.                                                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                       |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                    |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind, 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> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                        |                   |     |

The Fairview was uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open concept Great Room with an electric fireplace, dining area and unique L-shaped kitchen. Cook up a storm on a wealth of counter space, and enjoy morning coffee at your breakfast bar. Upstairs, enjoy the convenience of a laundry and a walk-in closet off your large primary bedroom and ensuite with double sinks and walk in shower. Bedrooms 2 and 3 are separated by a main bath. To the front of the home, you'll find additional living space for your family in your loft with vaulted ceilings. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Equipped with 8 solar panels! This New Construction home is estimated to be completed January 2026. \*Photos & virtual tour are representative.