44 Cityside Rise NE

Calgary | Active | MLS® A2304900

$699,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,247 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Real Estate (Mountain View)

A closer look

[OPEN HOUSE - 12th Sep, 2026, Saturday, 12 noon - 2:00 PM] Luxury Living in Cityscape - Stunning Front Garage Home [2018 Built, 4 Bed/3.5 Bath/Finished Basement] Welcome to this beautifully maintained front garage home in the highly desirable community of Cityscape in NE Calgary. Set on an extra-wide lot, this impressive property offers 4 bedrooms, 3.5 bathrooms, FINISHED basement and a spacious bonus room, with over 2,247 sq. ft. of thoughtfully designed living space. Built in 2018, the home features 9-foot ceilings throughout, creating a bright and open feel. Recent upgrades include a brand-NEW ROOF and siding (2025), along with modern enhancements such as central AIR CONDITIONING, smart home technology, upgraded lighting, ceiling fans, and a large front BALCONY. The chef-inspired kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, a gas range with chimney hood fan, oversized refrigerator, a large island, stylish backsplash, and an oversized walk-in pantry.
The main floor is perfect for both entertaining and everyday living, highlighted by a huge LIVING room designed for comfort and gatherings.
Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite featuring dual closets and a spa-like 5-piece ensuite with double sinks, a soaker tub, and a separate shower. This level also offers a massive bonus room with a cozy fireplace, a modern 4-piece bathroom, and the convenience of upper-floor laundry.
The FINISHED basement adds incredible versatility, complete with a large bedroom with walk-in closet, a 3-piece bathroom, a spacious recreation room, and additional storage-ideal for guests, extended family, or extra living space.
Step outside to a large backyard with a deck, perfect for relaxing or entertaining. Both front and back yards are professionally landscaped and fully fenced, offering privacy and great curb appeal.
Conveniently located within walking distance to Cityscape Plaza, playgrounds, and transit, with quick access to major routes like Stoney Trail and Deerfoot Trail, plus nearby parks, shopping, and scenic walking paths.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2304900
Bedrooms	4
Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,247 sq. ft.
Acreage:	No
Lot Area:	348 sq. ft.
Lot Frontage:	41'7¼"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1712210
Heating:	Central
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Cityscape
Appliances:	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer
Inclusions:	Kids swing , slide set and curtains
Restrictions:	None Known
Main Floor	Dining Room · 16' × 8'7" ·
Main Floor	Foyer · 10'6" × 8'3" ·
Main Floor	Kitchen · 14'6" × 8'7" ·
Main Floor	Living Room · 19'8" × 12'8" ·
Main Floor	Pantry · 8'11" × 6'9" ·
Upper Level	Balcony · 19'6" × 8'1" ·
Upper Level	Bonus Room · 19'6" × 14'4" ·
Upper Level	Bedroom · 11'6" × 10'5" ·
Upper Level	Bedroom · 11'5" × 10'8" ·

Upper Level	Laundry · 7'10" × 5'11" ·
Upper Level	Bedroom - Primary · 17'5" × 12' ·
Upper Level	Walk-In Closet · 7'8" × 6'6" ·
Upper Level	Walk-In Closet · 7'4" × 5'11" ·
Lower Level	Bedroom · 13'4" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bidet, Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Apr 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-cityside-rise-ne-calgary-a2304900/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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