61 Cityline Gate NE

Calgary | Active | MLS® A2337939

$525,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2023**	**1,553.27 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sutton Landmark Realty

A closer look

Welcome to **61 Cityline Gate NE**, a beautifully designed **semi-detached home offering 1,553.27 SQ FT above grade** plus a **2-bedroom basement LEGAL suite**-an excellent opportunity for homeowners and investors alike.

The **main floor** features a bright and functional layout with a spacious living area, modern kitchen, dining space, a convenient **home office**, and a **2-piece powder room**. Upstairs, you'll find **3 generously sized bedrooms**, including the primary bedroom, **2 full bathrooms**, and a dedicated **laundry area** for added convenience.

The fully developed basement LEGAL suite* offers a separate living space complete with **2 bedrooms, 1 full bathroom, kitchen, living area, and its own separate laundry**. The **basement legal suite is currently rented**, providing an immediate rental-income opportunity for the new owner.

With a total of **5 bedrooms + main-floor office, 3.5 bathrooms, two separate laundry areas, and a legal income-generating suite**, this property offers an ideal combination of comfortable family living and investment potential. Located in the growing community of **Cityscape**, with convenient access to nearby amenities, shopping, schools, parks, major roadways, and Calgary International Airport.

Live upstairs and benefit from the existing basement rental income, or add this versatile property to your investment portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337939
Bedrooms	5
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,553.27 sq. ft.
Main Level Finished Area:	775.97 sq. ft.
Upper Level Finished Area:	777.3 sq. ft.
Below Grade Finished Area:	694.52 sq. ft.
Acreage:	No
Lot Area:	2,335 sq. ft.
Lot Frontage:	24'3"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2310537
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Mattamy

New Constr.:	No
Construction Material:	Mixed
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Cityscape
Appliances:	Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 13'8" × 8'10" ·
Main Floor	Kitchen · 15'2" × 9'4" ·
Main Floor	Living Room · 13'8" × 10'7" ·
Main Floor	Office · 10'2" × 10' ·
Upper Level	Bedroom · 14'6" × 9'3" ·
Upper Level	Bedroom · 10'1" × 9'5" ·
Upper Level	Bedroom - Primary · 14' × 12' ·

Basement	Bedroom · 11'10" × 10'8" ·
Basement	Bedroom · 9'9" × 9'1" ·
Basement	Kitchen · 12'10" × 6'2" ·
Basement	Game Room · 15'2" × 8'5" ·
Basement	Furnace/Utility Room · 9'3" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/61-cityline-gate-ne-calgary-a2337939/

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