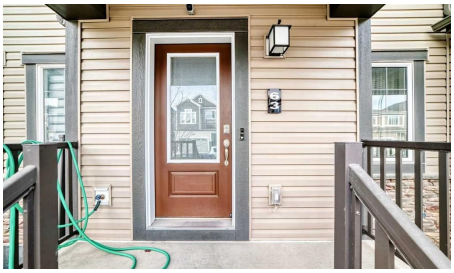
63 Cityside Terrace NE

Calgary | Active | MLS® A2358966

$534,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2021**	**1,439.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Confident Realty Inc

A closer look

NO CONDO FEES! | DOUBLE ATTACHED GARAGE | 3 BEDROOMS
Your Dream Home Awaits in Cityside Terrace, NE Calgary!
Discover the perfect combination of comfort, style, and convenience in this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the vibrant community of Cityside Terrace. With NO CONDO FEES and a DOUBLE ATTACHED GARAGE, this property offers exceptional value for homeowners and investors alike!
Step inside to a bright and welcoming main floor featuring a spacious living room, an elegant dining area, and a modern, chef-inspired kitchen with stylish finishes. Whether you're enjoying quiet family time or entertaining guests, this thoughtfully designed space offers everything you need.
The main floor also features a convenient half bathroom and direct access to the double attached garage.
Upstairs, you'll find three generously sized bedrooms, including a comfortable primary bedroom with its own private ensuite, plus an additional full bathroom. Enjoy the added bonus of a full-width balcony-perfect for your morning coffee, relaxing evenings, or simply taking in the fresh air.
LOCATION, LOCATION, LOCATION!
Conveniently situated close to parks, shopping centres, restaurants, and major roadways, this home provides easy access to everyday amenities while being part of one of Northeast Calgary's growing communities.
WHY YOU'LL LOVE THIS HOME: NO CONDO FEES; 3 Spacious Bedrooms; 2.5 Bathrooms; Double Attached Garage; Modern Kitchen; Private Primary Bedroom Ensuite; Full-Width Balcony; Convenient Access to Shopping, Parks, Restaurants, and Major Routes.
Whether you're a first-time homebuyer, growing family, or savvy investor, this is an opportunity worth exploring!
Don't miss out! Contact me today to book your private showing. Your next home could be just one viewing away!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358966
Bedrooms	3
Bathrooms	3
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
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:	1,439.2 sq. ft.
Main Level Finished Area:	556.6 sq. ft.
Upper Level Finished Area:	882.6 sq. ft.
Acreage:	No
Lot Area:	1,280 sq. ft.
Lot Frontage:	16'4¾"
Front Exposure:	East
Entry Level:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2010405
Electricity:	200+ Amp Service
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Vinyl Siding
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Water Supply:	Public
Sewer:	None
Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Water Connected
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Cityscape
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 10'8" × 9'4" ·
Main Floor	Entrance · 5'9" × 4'7" ·

Main Floor	Dining Room · 9'1" × 7'3" ·
Main Floor	Kitchen With Eating Area · 13'3" × 9'8" ·
Main Floor	Mud Room · 8'9" × 4'11" ·
2nd Floor	Balcony · 9'3" × 8'8" ·
2nd Floor	Walk-In Closet · 11'8" × 5' ·
2nd Floor	Bedroom - Primary · 13'8" × 10'7" ·
2nd Floor	Laundry · 6'1" × 5'3" ·
2nd Floor	Bedroom · 12'6" × 9'6" ·
2nd Floor	Bedroom · 10'6" × 9'2" ·
Basement	Furnace/Utility Room · 24' × 18'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Quartz Counters, Smart Home
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane
Num. of Parcels:	0
Outbuildings:	2 Storey
Fencing:	None
Nearest Town:	Calgary
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-cityside-terrace-ne-calgary-a2358966/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.