

# \$628,990 - 65 Cityside View Ne, Calgary

MLS® #A2222732

## \$628,990

3 Bedroom, 3.00 Bathroom, 1,597 sqft  
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

The Cypress is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open-concept main floor. Entertain in your great room beside the electric fireplace and make the most of a spacious kitchen with stainless-steel chimney hood fan and built-in microwave designed for preparing your favourite meals. On the upper floor youâ€™™ll find the laundry room conveniently close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite with large glass shower enclosure. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans including a sunshine basement! Equipped with 8 Solar Panels! This New Construction home is estimated to be completed July 2025. \*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222732  |
| Price          | \$628,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,597     |
| Acres          | 0.06      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 65 Cityside View Ne |
| Subdivision | Cityscape           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J4G1              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Range Hood, Refrigerator                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Electric, Insert                                                                                                              |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 95             |
| Zoning         | TBD            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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