

\$705,990 - 38 Cityside View Ne, Calgary

MLS® #A2264654

\$705,990

3 Bedroom, 3.00 Bathroom, 2,247 sqft

Residential on 0.08 Acres

Cityscape, Calgary, Alberta

Open House Sunday October 26th from 1-4pm Welcome home to your stunning brand new home built by Mattamy; the Maclaren. This 2-storey family home boasts 2,235 SqFt, 3 bedrooms, 2.5 bathrooms and expansive living space. This home features large windows, knockdown ceilings, pot lighting, LVP Flooring on the main level, plush carpet upstairs and an open concept layout that encourages you to entertain friends and family. The sparkling kitchen is outfitted with quartz countertops, stainless steel appliances, a chimney hood fan, upgraded cabinetry and a centre island with barstool seating space. Off the kitchen is a walk through party that is great for all your dry goods essentials. The living room is centred with a gas fireplace adding both style and comfort to this space. The versatile den provides you a space for a work-from-home lifestyle or grants you an additional seating area. This level is complete with a mud room off the double attached garage to the pantry making your grocery drop easy and a 2pc powder room. Upstairs is finished with plush carpet flooring throughout the 3 spacious bedrooms and the bonus family room. The primary bedroom is partnered with a deep walk-in closet and private ensuite bathroom. Bedrooms 2 & 3 also have walk-in bathrooms and share the main 4pc bath with a tub/shower combo. The bonus family room is a comfortable space to unwind in the evenings. The walk-in laundry room is every home owner's dream as its located near all the



bedrooms. Downstairs has Exclusive Architect’s Choice Options such as Side Entry, and a 3pc Basement Plumbing Rough-Ins. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!

Built in 2025

Essential Information

MLS® #	A2264654
Price	\$705,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,247
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	38 Cityside View Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2N3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	15
Zoning	R1-N

Listing Details

Listing Office	RE/MAX Crown
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