

# \$853,999 - 22 Cityside Heath Ne, Calgary

MLS® #A2246432

**\$853,999**

4 Bedroom, 4.00 Bathroom, 2,651 sqft

Residential on 0.08 Acres

Cityscape, Calgary, Alberta

Stunning 4-Bedroom Home in the Sought-After Community of Cityscape – Over 2,650 SqFt! Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom home located in the vibrant and family-friendly community of Cityscape. Built by the renowned Mattamy Homes, this spacious 2-storey residence offers over 2,650 sq ft of elegant living space, thoughtfully designed to meet the needs of modern families.

Step inside and be impressed by the inviting main floor layout, featuring:

A bright living and dining area perfect for entertaining

A gourmet kitchen equipped to inspire your inner chef

A convenient flex room/den ideal for a home office or study space

Upstairs, you'll find four generously sized bedrooms, including:

Two master bedrooms, each with their own ensuite

A luxurious 5-piece ensuite in the main master suite

A spacious 4-piece ensuite in the second master bedroom

Other features include:

Builder upgrades throughout for enhanced comfort and style

Unfinished basement with large windows and rough-in plumbing, ready for your future development ideas



Landscaped yard with a large deck perfect for summer gatherings  
Back sliding door opening to the deck for easy indoor-outdoor living  
All of this is located in the premier neighborhood of Cityscape, surrounded by a stunning 115-acre natural preserve with scenic walkways, nature trails, and breathtaking lookouts – the perfect setting for active families and nature lovers alike.  
This home offers exceptional value and won't last at this price. Contact your favorite REALTOR® today to book a private showing!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246432    |
| Price          | \$853,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,651       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 22 Cityside Heath Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N1H7               |

**Amenities**

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

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters |
| Appliances        | Dishwasher                                                                                                                                              |
| Heating           | Central, Floor Furnace, Hot Water                                                                                                                       |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Family Room, Gas, Gas Starter                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Yard        |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Vinyl Siding      |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 27               |
| Zoning         | R-G              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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