

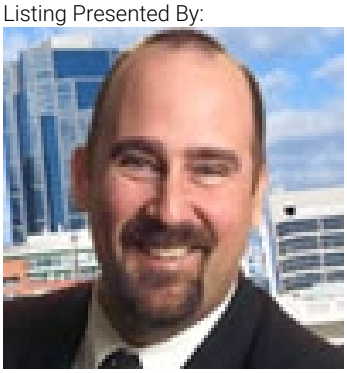
# 19 Cityline Heath Calgary Alberta

$624,999

Welcome to this stunning pond-facing home in Cityscape, offering 2,691 sq. ft. of total living space, including 1,929 sq. ft. RMS above grade and 761 sq. ft. below grade.Located directly across from the pond, this beautifully maintained home features a bright open-concept main floor with a spacious living room, stylish feature wall, cozy fireplace, and an upgraded kitchen with a long central island, premium finishes, ample cabinetry, and a double-door refrigerator. Sliding doors lead to the backyard, and a powder room completes the main level.Upstairs offers a large bonus room, three generous bedrooms, and two full bathrooms, including a private primary ensuite.The below-grade level offers 761 sq. ft. of excellent future potential with a separate side entrance and permits already pulled. The sellers are willing to complete the basement before possession if buyers choose, with the cost added to the final price--creating an opportunity for potential rental income from day one, subject to approvals.With modern curb appeal, pond views, and a prime location near parks, pathways, daycares, shopping, transit, and future school sites, this Cityscape home offers comfort, value, and outstanding income potential. (id:6769)

Living room 14.42 Ft x 12.25 Ft
Living room/Dining room 16.92 Ft x 8.75 Ft
Kitchen 16.92 Ft x 7.75 Ft
Other 5.83 Ft x 10.83 Ft
2pc Bathroom 7.17 Ft x 2.83 Ft
Foyer 9.00 Ft x 8.00 Ft
Primary Bedroom 15.00 Ft x 13.00 Ft
4pc Bathroom 5.58 Ft x 15.58 Ft
Bedroom 14.08 Ft x 9.50 Ft
4pc Bathroom 10.75 Ft x 5.50 Ft
Bedroom 12.58 Ft x 9.50 Ft
Family room 10.00 Ft x 13.83 Ft
Laundry room 8.58 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca