



61 Cityline Gate Calgary Alberta

\$598,000

Welcome to **61 Cityline Gate NE**, a beautifully designed **semi-detached home** offering 1,553.27 SQ FT above grade** plus a **2-bedroom basement LEGAL suite**--an excellent opportunity for homeowners and investors alike. The **main floor** features a bright and functional layout with a spacious living area, modern kitchen, dining space, a convenient **home office**, and a **2-piece powder room**. Upstairs, you'll find **3 generously sized bedrooms**, including the primary bedroom, **2 full bathrooms**, and a dedicated **laundry area** for added convenience. The fully developed basement LEGAL suite* offers a separate living space complete with **2 bedrooms**, 1 full bathroom, kitchen, living area, and its own separate laundry**. The **basement legal suite is currently rented**, providing an immediate rental-income opportunity for the new owner. With a total of **5 bedrooms + main-floor office**, 3.5 bathrooms, two separate laundry areas, and a legal income-generating suite**, this property offers an ideal combination of comfortable family living and investment potential. Located in the growing community of **Cityscape**, with convenient access to nearby amenities, shopping, schools, parks, major roadways, and Calgary International Airport. **Live upstairs and benefit from the existing basement rental income**, or add this versatile property to your investment portfolio.** (id:6769)

3pc Bathroom 8.92 Ft x 6.42 Ft

Bedroom 11.83 Ft x 10.67 Ft

Bedroom 9.75 Ft x 9.08 Ft

Kitchen 12.83 Ft x 6.17 Ft

Recreational, Games room 15.17 Ft x 8.42 Ft

Furnace 9.25 Ft x 7.33 Ft

2pc Bathroom 6.75 Ft x 2.83 Ft

Dining room 13.67 Ft x 8.83 Ft

Kitchen 15.17 Ft x 9.33 Ft

Living room 13.67 Ft x 10.58 Ft

Office 10.17 Ft x 10.00 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

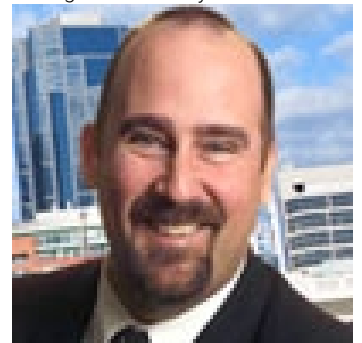
4pc Bathroom 11.50 Ft x 6.50 Ft

Bedroom 14.50 Ft x 9.25 Ft

Bedroom 10.08 Ft x 9.42 Ft

Primary Bedroom 14.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
Sutton Landmark Realty

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RE/MAX Realty Professionals

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