

# \$849,990 - 30 Cityside View Ne, Calgary

MLS® #A2250306

## \$849,990

5 Bedroom, 2.00 Bathroom, 2,946 sqft  
Residential on 0.09 Acres

Cityscape, Calgary, Alberta

The Armstrong is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. Entertain guests in the lively great room. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor also includes a full bedroom + bathroom. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an ensuite. Enjoy the convenience of laundry and a linen closet. The charming family room is ideal for a quiet night in with the family. A separate side entrance has been added for future development. This home includes 8 solar panels! This New Construction home is estimated to be complete October 2025. Photos & Virtual Tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250306  |
| Price          | \$849,990 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,946     |

|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 30 Cityside View Ne |
| Subdivision | Cityscape           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3N1B4              |

### Amenities

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

### Interior

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

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting                    |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | R-G               |

**Listing Details**

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

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