

# \$849,000 - 99 Cityline Point Ne, Calgary

MLS® #A2266536

**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,233 sqft

Residential on 0.14 Acres

Cityscape, Calgary, Alberta

Welcome to this stunning 2024-built home in the sought-after community of Cityscape, Calgary! Offering nearly 3,038 sq ft of total living space, this property features a legal 2-bedroom basement suite, perfect for rental income or extended family living. Situated on a massive 44-ft wide (6,280 sq ft) lot in a quiet cul-de-sac, this home backs onto beautiful green space—with no rear neighbors for added privacy. Enjoy a fenced and landscaped 6,280 sq ft lot, complete with a double-wide 8-ft wooden gate for easy vehicle access to the side and backyard.

Inside, you'll find 3 spacious bedrooms upstairs, a large bonus room, and a main floor den with a big window—ideal for a home office, guest room, or play area. Designed with comfort and style in mind, the home boasts 9-ft ceilings on both the main and upper levels, allowing for plenty of natural light throughout.

With thoughtful upgrades, modern finishes, and an exceptional layout, this home offers the perfect blend of functionality, luxury, and convenience.

Don't miss your chance to own this exceptional property in one of Calgary's fastest-growing communities!

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2266536    |
| Price          | \$849,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,233       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 99 Cityline Point Ne |
| Subdivision | Cityscape            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N2H6               |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range                                                                                           |
| Heating           | Fireplace(s), Forced Air, Hot Water                                                                                                                                             |
| Cooling           | None                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Family Room, Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                             |

Basement                      Full

**Exterior**

Exterior Features      Garden, Private Yard  
Lot Description        Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting  
Roof                      Asphalt Shingle  
Construction           Mixed, Vinyl Siding  
Foundation             Poured Concrete

**Additional Information**

Date Listed              October 24th, 2025  
Days on Market        1  
Zoning                    R-G

**Listing Details**

Listing Office            Initia Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.