

# \$849,900 - 35 Cityspring Manor Ne, Calgary

MLS® #A2226627

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,787 sqft

Residential on 0.09 Acres

Cityscape, Calgary, Alberta

Welcome to the Dream Home â€” 2,787 Sq Ft of Modern Elegance and Comfort! Step into luxury with this beautifully upgraded residence, perfectly situated in a prime location just minutes from the airport, major highways, and premier shopping malls. Every detail in this home has been thoughtfully curated to offer both style and functionality, making it an ideal retreat for modern living. This spacious home features high-end finishes throughout, including upgraded flooring, designer light fixtures, and a gourmet kitchen equipped with top-of-the-line stainless steel appliances, custom cabinetry, and quartz countertops. The open-concept layout seamlessly connects the kitchen, dining, and living areasâ€”perfect for entertaining or relaxing with family. The expansive primary suite boasts a spa-like ensuite bathroom with a soaking tub and double vanity, along with a generous walk-in closet. Additional bedrooms are spacious and versatile, ideal for family, guests, or a home office. Enjoy the convenience of a fully upgraded home in a vibrant and accessible neighborhood.

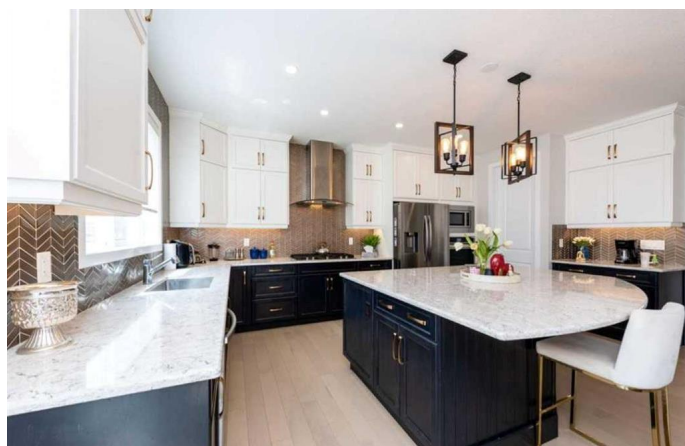
Built in 2021

## Essential Information

MLS® #                   A2226627

Price                     \$849,900

Bedrooms             4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,787       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35 Cityspring Manor Ne |
| Subdivision | Cityscape              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 1Z8                |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)     |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Central, Electric  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 26             |
| Zoning         | R-G            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Save Max Real Estate Inc. |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.