

# \$799,990 - 37 Cityline Mount Ne, Calgary

MLS® #A2198096

**\$799,990**

4 Bedroom, 4.00 Bathroom, 2,089 sqft  
Residential on 0.07 Acres

Cityscape, Calgary, Alberta

Welcome to 37 Cityline Mount NE, Calgary, AB—a stunning brand-new home built in 2025, offering modern living with exceptional upgrades and a legal basement suite.

Main Residence Highlights:

**Contemporary Design:** Experience open-concept living with high ceilings, large windows, and premium flooring that create a bright and inviting atmosphere.

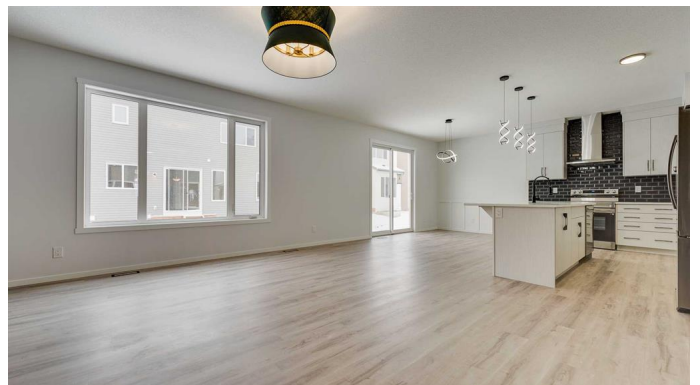
**Gourmet Kitchen:** Equipped with top-of-the-line stainless steel appliances, quartz countertops, and a spacious island, this kitchen is a chef's dream with a walking pantry.

**Luxurious Master Suite:** The master bedroom features a walk-in closet, an ensuite bathroom with dual vanities, a soaking tub, and a separate glass-enclosed shower.

**Energy Efficiency:** Built with the latest energy-efficient materials and systems, including high-performance windows and a state-of-the-art HVAC system, ensuring comfort and savings year-round.

Legal Basement Suite:

**Income Potential:** This property includes a fully permitted legal secondary suite, providing an excellent opportunity for rental income .



Private Separate Entrance: The suite boasts its own separate entrance, ensuring privacy for both occupants.

Full Amenities: Featuring a complete kitchen with modern appliances, a comfortable living area, a spacious bedroom with proper egress windows for safety, and a well-appointed bathroom.

Located in a vibrant and growing community, 37 Cityline Mount NE offers convenient access to local amenities, park and Airport Don't miss the opportunity to own this exceptional property that perfectly blends luxury living with practical investment potential.

Built in 2025

### **Essential Information**

MLS® #	A2198096
Price	\$799,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,089
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Cityline Mount Ne
Subdivision	Cityscape
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3N 2N5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	42
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.