



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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30 Cityside View NE  
Calgary, Alberta

MLS # A2250306



\$849,990

|             |                                                                                                                                                                               |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                               | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                                              | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                                                      | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                               | Utilities: | -   |
| Features:   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                                           |            |     |

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.