

# \$774,990 - 122 Cityline Grove Ne, Calgary

MLS® #A2264649

**\$774,990**

4 Bedroom, 3.00 Bathroom, 2,606 sqft  
Residential on 0.08 Acres

Cityscape, Calgary, Alberta

Luxury Meets Function in the Thoughtfully  
Designed Smythe CL – 2,606 Sq. Ft. of  
Refined Living in Cityscape

Introducing The Smythe CL – a stunning  
2,606 sq. ft. single-family residence nestled in  
the vibrant master-planned community of  
Cityscape, Calgary, starting at \$744,990. This  
home offers a perfect blend of contemporary  
elegance and exceptional comfort, designed to  
suit the needs of modern families seeking both  
style and space.

From the moment you arrive, this 2-car garage  
home sets the tone with elevated finishes  
curated by professional designers. Step inside  
to find luxury vinyl plank flooring, a gourmet  
kitchen adorned with quartz countertops,  
upgraded cabinetry, sleek chimney-style hood  
fan, and pot lighting that creates a warm,  
ambient glow. The gas fireplace in the great  
room anchors the space with sophistication,  
while 8 lb carpet underlay and knockdown  
ceilings add a soft, high-end touch throughout.  
Tailored with exclusive Architect's Choice  
Options, this home includes a side entry,  
spa-inspired Bath Oasis, and a 3-piece  
basement plumbing rough-in, offering  
incredible flexibility for future development or  
multi-generational living. Upstairs, retreat to  
your luxurious primary suite featuring a  
generous walk-in closet and a stunning  
ensuite bath designed for ultimate relaxation.  
Three additional bedrooms share easy access



Smythe – Main Floor



Unselected Options:  
Side Door Entry, Pet Grooming Station, Fireplace Niche, Main Floor Bedroom in Lieu of Den  
Printed on 7/28/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 1/10/2023

to a well-appointed main bath and convenient upper-floor laundry, ensuring comfort and ease for every member of the household. Set within the growing Cityscape community, residents will enjoy close proximity to future schools, a planned environmental reserve, and an upcoming commercial complex, making this an ideal location for those who value connectivity and lifestyle convenience. Experience the perfect harmony of luxury and livability—discover The Smythe CL today.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264649    |
| Price          | \$774,990   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,606       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 122 Cityline Grove Ne |
| Subdivision | Cityscape             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2R2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

Interior

Interior Features High Ceilings, No Animal H  
Pantry, Soaking Tub, Walk-In  
Appliances See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Features Lighting, Rain Gutters  
Lot Description Back Yard, Interior Lot, Recta  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2025  
Days on Market 17  
Zoning R-G

Listing Details

Listing Office RE/MAX Crown

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Unselected Options: Bath Oasis, Fifth Bedroom in Lieu of Loft  
Printed on 7/18/23

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