

\$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 13

Zoning R-G

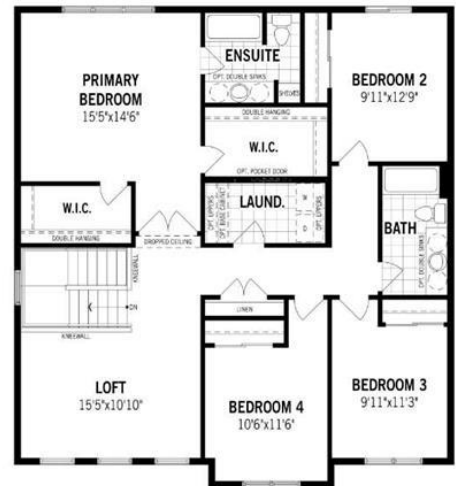
Listing Details

Listing Office RE/MAX Crown

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Smythe – Second Floor



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

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