



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 CITYSCAPE Row, Calgary T3N0W6**

MLS® #: **A2117295**

Area: **Cityscape**

Listing Date: **03/28/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2019**

Finished Floor Area

Abv Sqft:

**1,463**

Low Sqft:

Ttl Sqft:

**1,463**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**52**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**

Int Feat:

**Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`6" x 11`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`4" x 9`5"</b>
<b>Kitchen</b>	<b>Second</b>	<b>17`4" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>6`6" x 4`7"</b>
<b>Dining Room</b>	<b>Second</b>	<b>8`8" x 12`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Third</b>	<b>8`7" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`10" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`6" x 8`5"</b>
<b>Living Room</b>	<b>Second</b>	<b>17`0" x 15`3"</b>
<b>Foyer</b>	<b>Second</b>	<b>6`3" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$263		Fee Simple		DC
		Fee Freq:		
		Monthly		
Legal Desc:	1612184			
		Remarks		
Pub Rmks:	Welcome to this stunning Side unit townhouse with 3 BEDROOMS in the desirable community of Cityscape. This END UNIT townhome offers spacious 1463.77 Square Feet of fully developed living space with *Low Condo Fee has an Single Attached Garage with plenty of storage space. Single attached garage have a full driveway for a second vehicle. The second floor offers a beautiful spacious balcony off the dining room, kitchen-living room, and a half washroom. On the upper level, you'll find THREE well-appointed bedrooms with 4 piece bathroom. Primary bedroom has direct access to the bathroom. LOCATED CLOSE TO ALL AMENITIES, STONEY TRAIL RING ROAD ,6-8 MINUTES AWAY FROM CALGARY INTERNATIONAL AIRPORT. Only 2 minutes walking to nearby Bus station and Shopping Center, Grocery and Medical Clinic.			
Inclusions:	N/A			
Property Listed By:	eXp Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







