



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 CITYSIDE Grove, Calgary T3N 1C9**

MLS® #: **A2118854**

Area: **Cityscape**

Listing Date: **04/01/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2022**

Lot Information

Finished Floor Area

Lot Sz Ar:

**1,625 sqft**

Lot Shape:

Abv Sqft:

**1,460**

Low Sqft:

Ttl Sqft:

**1,460**

DOM

**48**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Rectangular Lot**

**Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bathroom Rough-in,Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`1" x 18`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 14`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>6`6" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 9`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Laundry</b>	<b>Upper</b>	<b>5`1" x 7`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**2010405**

Remarks

Pub Rmks:

**\*\*\*Reduced for quick Sale\*\*\*Experience luxury living in this exquisite end unit townhome with NO CONDO FEE boasting a 1460 sqft area with 3 bedrooms, 2.5 bathrooms, Double attached garage, upper-level BONUS room and laundry, Open to below, this home offers both style and functionality. Step inside to discover luxury vinyl plank, tile, and plush carpet flooring complemented by pot lighting and stainless steel appliances. The main level's open concept design welcomes you with abundant natural light streaming in through south-facing windows. The kitchen, featuring quartz countertops, ample cabinet storage, trendy backsplash, and a center island. Separate dining area and a large LIVING area with a lot of windows is the main attraction. Upstairs, find three spacious bedrooms and two full bathrooms. The primary bedroom boasts a walk-in closet and a stunning 4pc ensuite. Two additional bedrooms, each with closet space, share a convenient 4pc bathroom with a tub/shower combo. An upper-level BONUS room provides a cozy retreat for private gatherings, while the adjacent laundry room adds convenience. The unfinished basement offers endless possibilities for customization, with roughed-in plumbing facilitating easy transformation. Park with ease in the rear attached double garage with paved alley access, while street parking remains readily available. Schedule your showing today and seize the opportunity for luxurious living!**

Inclusions:  
Property Listed By:

**N/A**  
**PREP Realty**

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



















