



THE
A-TEAM

**RE/MAX
FIRST**

209 CITYSCAPE Boulevard #., Calgary T2P0X2

MLS® #: **A2118897**

Area: **Cityscape**

Listing Date: **04/12/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2018

Lot Information

Finished Floor Area

Lot Sz Ar:

1,280 sqft

Lot Shape:

Abv Sqft:

1,456

Low Sqft:

Ttl Sqft:

1,456

DOM

37

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	16`5" x 16`5"	Living Room	Main	45`11" x 41`4"
Kitchen	Main	32`10" x 40`4"	Dining Room	Main	29`10" x 24`3"
Mud Room	Main	19`0" x 15`5"	2pc Bathroom	Main	16`9" x 18`4"
Bedroom - Primary	Second	33`2" x 43`4"	4pc Ensuite bath	Second	13`5" x 31`10"
Walk-In Closet	Second	16`1" x 31`10"	Bedroom	Second	36`9" x 30`10"
Bedroom	Second	41`0" x 30`6"	4pc Bathroom	Second	33`6" x 13`6"
Bonus Room	Second	48`3" x 28`10"	Laundry	Second	21`8" x 6`11"

Balcony	Second	26`7" x 32`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: DC	
Legal Desc:	1611884		Remarks
Pub Rmks:	<p>This Beautiful property is situated in a prime location, this residence provides both convenience and style. Proximity to parks, shopping, dining and major transport routes adds to the appeal of the this fantastic property. A very well maintained 3 BED, 2.5 BARTH, located in a vibrant community of cityscape with no condo fee, this town home provides the freedom to enjoy your property without the additional monthly cost, and offer the perfect blend of modern design and functional living.As you step into this well -maintained townhome, you are greeted by the inviting main floor featuring a spacious living area ,dinning area and well-appointed kitchen. The contemporary kitchen is highly functional. The main floor is completed with a convenient half bathroom and access to the attached 2-car garage which leads entry in/out from the back lane, ensuring both comfort and practicality. upstairs, where three generously sized bedrooms and two full washrooms await. The master bedroom with a private ensuite bath stands out with its luxurious feel and ample space,Two additional well-appointed bedrooms share a 4-pc bath. The upper floor also boasts a bonus room, offering flexibility for various uses and providing access to a full-width balcony - the perfect spot for enjoying morning coffee & barbeque. With its modern amenities, thoughtful layout, and the rarity of no condo fees, this townhome in Cityscape is not just a residence; it's a lifestyle. Don't miss the opportunity.</p>		
Inclusions:	None		
Property Listed By:	URBAN-REALTY.ca		

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











