



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 CITYLINE Grove, Calgary T3N 2N7**

MLS® #: **A2133963**

Area: **Cityscape**

Listing Date: **05/24/24**

List Price: **\$835,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,497 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,864**  
Low Sqft:  
Ttl Sqft: **2,864**

DOM

**32**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot**  
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`6" x 15`10"	Dining Room	Main	12`0" x 10`4"
Kitchen	Main	13`0" x 10`5"	Office	Main	8`9" x 9`11"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	15`9" x 14`8"
Bedroom	Upper	11`10" x 11`9"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`5" x 11`3"	Bedroom	Upper	16`4" x 11`11"

**Family Room  
4pc Bathroom  
Pantry**

**Upper  
Upper  
Main**

**19`11" x 12`9"  
0`0" x 0`0"**

**Laundry  
Mud Room**

**Upper  
Main**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**TBV**

Zoning:

**R-G**

Remarks

Pub Rmks:

**The Armstrong PR offers 2,864 sq. ft in the Cityscape community in Calgary, starting at \$835,990. This 2-car garage single family home has designer picked upgrades included such as Gas Fire place, Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, Railing, 8' doors on the main floor, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as Separate entrance to the basement, Main floor bedroom and a 3pc Basement Plumbing Rough-In in the basement. Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, 3 and 4 you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!**

Inclusions:

**N.A**

Property Listed By:

**RE/MAX Crown**

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



## Armstrong – Second Floor



Unselected Options: Gas Fireplace in Family Room, Bath Oasis

Printed on 2/11/23

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: 5/30/2021



## Armstrong – Main Floor



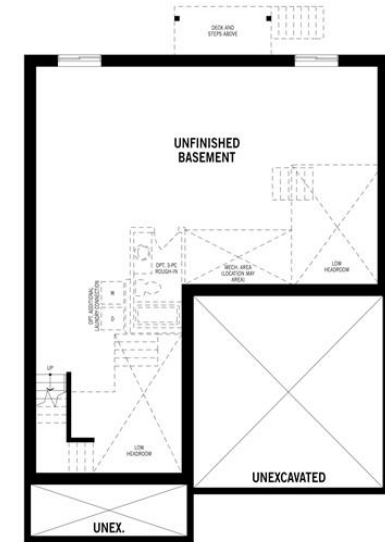
Unselected Options: Side Door Entry, Pet Grooming Station, Prep Kitchen, Main Floor Bedroom in Lieu of Office

Printed on 2/11/23

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## Armstrong – Basement



Unselected Options: Finished Basement, Rear Basement Entry

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