



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10509 CITYSCAPE Drive, Calgary T3N 0V7**

MLS®#: **A2141971**      Area: **Cityscape**      Listing Date: **06/17/24**      List Price: **\$559,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,174 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,505**  
 Low Sqft:  
 Ttl Sqft: **1,505**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete,Unknown,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities: **Electricity Available,Natural Gas Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`8"	Dining Room	Main	12`8" x 8`11"
Foyer	Main	7`5" x 6`9"	Kitchen	Main	8`11" x 8`8"
Living Room	Main	17`5" x 10`11"	4pc Bathroom	Second	8`2" x 6`2"
4pc Ensuite bath	Second	7`7" x 5`5"	Bedroom	Second	11`5" x 10`3"
Bedroom	Second	11`11" x 11`11"	Bedroom - Primary	Second	13`11" x 11`4"

Den Second 12`6" x 8`6" Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** DC  
Legal Desc: 1611884

Remarks

Pub Rmks: **\*\*BEST LOCATION\*\*CHECK AND COMPARE\*\*NO CONDO FEES\*\* Perfectly maintained bright and open plan **\*\*Modern design\*\*** 2 story townhouse located in the heart of the Cityscape community. **\*\*GOURMET KITCHEN - CHEF'S DELIGHT!\*\*** Custom features include upgraded wood style cabinet doors, Efficient U-Shaped layout with a flush breakfast bar, HIGH-END stainless steel appliances, under mount stainless steel sink, QUARTZ GRANITE, custom backsplash tile, OTR microwave. Spacious dining room and great room combo with a bright west facing front windows. Please note the larger floor plan offer an oversized front foyer and staircase landing with extra large window. Super bright design!! All flooring upgraded with luxury Vinyl planking on the main floor, tile floors in the baths and High quality carpet on the stairs and upstairs bedrooms. BONUS: upper east facing 19' x 14' patio off the upstairs loft. 3 generous size bedrooms & 2.5 bathrooms. Primary bedroom with a 4 piece ensuite, walk-in closet. 24' x 19'11 Double car attached garage with extra parking pad. Other upgrades: Fridge water line R/I, TV cable wall cable R/I in family room, Closet organizers, Exterior Stone front detail, unspoiled basement with 2(!) front windows, electric hot water tank, fully landscaped with trees!**

Inclusions: Refrigerator , Dishwasher, Electric Range , microwave Hood Fan, Washer/Dryer, Window Coverings, One Garage Door Opener,  
Property Listed By: Sutton Landmark Realty

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











