



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 CITYSIDE Crescent, Calgary T3N 2N3**

MLS®#: **A2146511**      Area: **Cityscape**      Listing Date: **07/04/24**      List Price: **\$701,990**  
 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: **2,946 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,647**  
 Low Sqft:  
 Ttl Sqft: **1,647**

DOM

**74**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

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

Construction: **Concrete,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: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`6" x 13`6"	Dining Room	Main	10`5" x 8`7"
Kitchen	Main	9`11" x 10`11"	Pantry	Main	
2pc Bathroom	Main		Bedroom	Upper	9`0" x 11`4"
Bedroom	Upper	8`11" x 9`0"	Bedroom - Primary	Upper	10`0" x 14`10"
Loft	Upper	13`8" x 9`11"	Laundry	Upper	

**4pc Bathroom**

**Upper**

**5pc Ensuite bath**  
Legal/Tax/Financial

**Upper**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**TBV**

Remarks

Pub Rmks: **The Yamnuska PR offers 1,674 sq. ft in the Cityscape community in Calgary, starting at \$701,990. This 2-car garage single family home has designer picked upgrades included such as Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, pot lights in the kitchen, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as Side Entry, 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, and 3 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:  
Property Listed By: **N/A**  
**RE/MAX Crown**

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