



THE
A-TEAM

**RE/MAX
FIRST**

144 CITYLINE Square, Calgary T3N1B4

MLS®#: **A2153630** Area: **Cityscape** Listing Date: **07/28/24** List Price: **\$610,000**
 Status: **Pending** County: **Calgary** Change: **+\$12k, 16-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,060 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,730**
 Low Sqft:
 Ttl Sqft: **1,730**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Pie Shaped Lot**
 Park Feat: **Driveway,Front Drive,Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|--------------|--------|---------------|
| Bedroom - Primary | Second | 17`2" x 12`5" | Bedroom | Second | 9`0" x 12`4" |
| Bedroom | Second | 10`9" x 10`5" | 3pc Bathroom | Second | 9`7" x 4`10" |
| 3pc Ensuite bath | Second | 12`5" x 4`10" | Laundry | Second | 6`5" x 9`7" |
| Walk-In Closet | Second | 4`10" x 9`7" | Kitchen | Main | 11`6" x 17`2" |
| Dining Room | Main | 7`8" x 11`0" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310537**

Zoning: **R-G**

Remarks

Pub Rmks: **NO Condo Fees!! Discover this charming Corner Unit townhouse in the community of Cityscape North East. This End unit home faces West accented with large windows that flood the house with lots of natural light. The Corner pie shaped lot with huge backyard is one of the greatest feature of this property. Further, this home fully developed, offers over 1731 Square feet of developed living space: Main floor features, huge living room with beautiful modern kitchen and dining room is spacious for your family entertaining needs. The open modern Kitchen design and large Kitchen island enable you and your family to entertain with ease and enjoy a quiet family dinner at home. The second-floor features three spacious bedrooms, laundry room, open hall way, and the primary bedroom walk-in closet and En-Suite bathroom. Whether you are looking for a start home, investment opportunity or a place to call home, this townhouse embodies the perfect blend of style, comfort, convenience. Don't miss out this beautiful modern living at its finest, come check it out.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











