



THE
A-TEAM

**RE/MAX
FIRST**

66 CITYSIDE Link, Calgary T3N 2B7

MLS®#: **A2153672** Area: **Cityscape** Listing Date: **07/30/24** List Price: **\$619,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,346 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,675**
 Low Sqft:
 Ttl Sqft: **1,675**

DOM
50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Dining Room	Main	12`11" x 10`10"
Kitchen	Main	15`10" x 14`9"	Living Room	Main	14`7" x 12`10"
Bedroom - Primary	Upper	14`6" x 10`9"	Bedroom	Upper	10`2" x 10`0"
Bedroom	Upper	12`4" x 10`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210693

Zoning:
R-G

Remarks

Pub Rmks: **Back to the market...Gorgeous two-storey home in the well sought community of Cityscape! Why wait to built when you can own this almost like brand new home built in 2023! This beautiful home offers a spacious and an open concept floor plan with lots of natural lights.. The spacious modern kitchen features a large island with quartz counter tops, upgraded back splash, white kitchen cabinets and stainless steel appliances. Great location! Just a few minutes away from playgrounds, groceries, restaurants, shopping, public transport, gyms and other amenities. Easy access to the Cross Iron Mills shopping mall, Calgary International Airportairport, Deerfoot Trail and Stony Trail.**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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







