



THE
A-TEAM

**RE/MAX
FIRST**

242 CITYSCAPE Boulevard, Calgary T3N 0X2

MLS® #: **A2153980**

Area: **Cityscape**

Listing Date: **07/31/24**

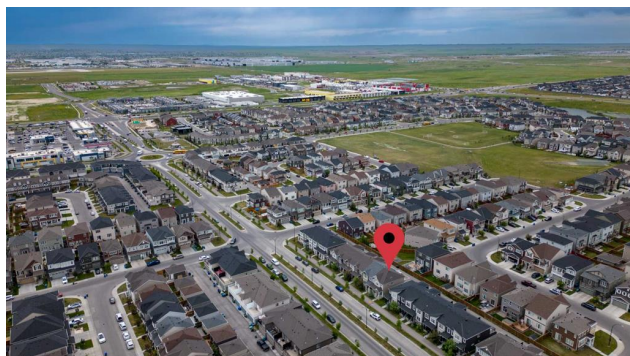
List Price: **\$554,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **1,722 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,373**
Low Sqft:
Ttl Sqft: **1,373**

DOM

49
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 11`0"
Dining Room	Main	9`2" x 13`2"
Bedroom - Primary	Second	13`8" x 16`7"
Bedroom	Second	10`5" x 9`6"
4pc Bathroom	Second	4`11" x 10`0"
Living Room	Basement	12`11" x 10`0"
3pc Bathroom	Basement	7`6" x 14`7"

Room	Level	Dimensions
Kitchen	Main	10`3" x 9`8"
2pc Bathroom	Main	2`9" x 7`0"
4pc Ensuite bath	Second	5`4" x 7`10"
Bedroom	Second	10`5" x 9`6"
Living Room	Second	9`4" x 14`10"
Game Room	Basement	10`5" x 13`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

DC

Legal Desc:

1611884

Remarks

Pub Rmks:

LOCATION, LOCATION, LOCATION!!! A great opportunity for first time buyers or investors. Welcome to your new home, NO CONDO FEE Townhouse (END-UNIT) in well sought after community of Cityscape. Located in a peaceful and quiet neighbourhood. Steps away from the Lake. Home is loaded with lots of upgrades; quartz, stainless steel appliances, laminate, tiles, pot lights, and knockdown ceiling on main floor and upper floor. Air Conditioner for those hot summer days. The house is well-maintained. Porch in the front and balcony at the back lets you to enjoy summer days and BBQ. Enter into a large foyer with a WOW effect when you walk in. Few steps more and you will be in your main level's open floor plan with laminate flooring through-out, full of windows and natural light. Spacious Living room allows lots of space for your family time. Kitchen has a double sink, stainless steel appliances, and the centralized island can accommodate bar stool seating. Generous kitchen with lots of cabinetry and counter space. The main floor is further complemented with a dining area and a 2-pc bathroom. The double attached garage is accessible from this floor. Upper floor has a bonus room which gives an access to the balcony. There is an enormous primary bedroom with a walk-in closet and a 4-pc ensuite. A 4-pc common bathroom and two good sized bedrooms complete the upper floor. Finished basement comprises of a 3-pc bathroom, laundry and two living rooms. There is lots of storage space in the basement. Check out the 3D VIRTUAL OPEN HOUSE TOUR. The community is built alongside a 115-acre environmental reserve, and offers a multitude of recreation facilities within walking distance, including parks and playgrounds. Lots of restaurants and shopping options near by. Call your favourite Realtor to book a showing today!

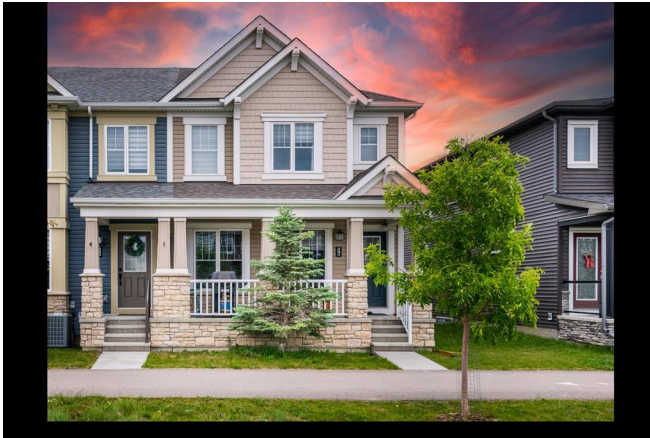
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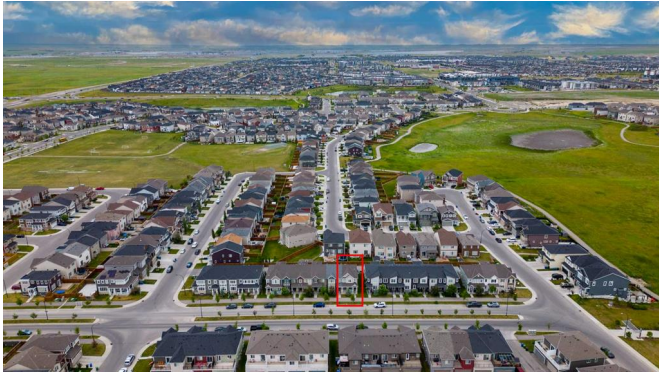
N/A

Property Listed By:

Diamond Realty & Associates LTD.

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

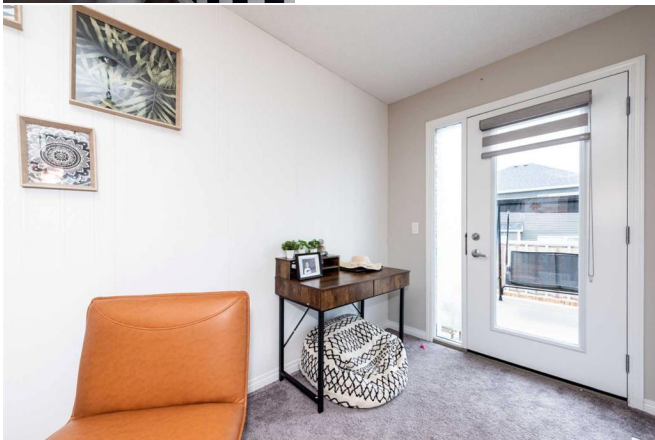






242 Cityscape Blvd NE, Calgary, AB

Main Floor Exterior Area 588.47 sq ft
Excluded Area 421.82 sq ft







242 Cityscape Blvd NE, Calgary, AB

1st Floor Exterior Area 785.26 sq ft





242 Cityscape Blvd NE, Calgary, AB

Basement (Below Grade) Exterior Area 599.49 sq ft

