



THE
A-TEAM

**RE/MAX
FIRST**

20 CITYSIDE Park, Calgary T3N0X2

MLS®#: **A2154249**

Area: **Cityscape**

Listing Date: **11/19/24**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,481

Year Built:

2018

Low Sqft:

Ttl Sqft:

1,481

Lot Information

Lot Sz Ar:

1,646 sqft

Lot Shape:

DOM

14

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Greenbelt

Park Feat:

Double Garage Attached,Other

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Asphalt,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked

Int Feat:

Ceiling Fan(s),No Animal Home,No Smoking Home,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`6"
Kitchen	Main	10`7" x 9`10"
Bedroom	Upper	11`5" x 8`11"
Laundry	Upper	3`3" x 2`10"
4pc Bathroom	Upper	8`1" x 4`11"
Balcony	Upper	9`3" x 8`11"
Bonus Room	Upper	21`0" x 9`11"

Room	Level	Dimensions
Living Room	Main	14`5" x 11`4"
Bedroom - Primary	Upper	14`3" x 12`11"
Bedroom	Upper	10`3" x 10`3"
2pc Bathroom	Main	6`6" x 2`8"
4pc Ensuite bath	Upper	7`8" x 5`10"
Walk-In Closet	Upper	5`10" x 5`2"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1611884

Remarks

Pub Rmks: **Experience this two story semi-detached home facing green space and an environmental reserve. Across the street is a park and walking trail to spend quality time for morning/ evening walks. This home features 3 Bedrooms, 2 full and a half Bathrooms, front porch, balcony on the back and spacious loft upstairs which can be used as workspace, play area or additional storage. Attached double car garage with back lane access. Beautiful view of green space from master bedroom which has a walk-in closet and 4pc Bath Ensuite adds a great feature to this home. The basement is unfinished. This home is just minutes away from a variety amenities including shopping centres, costco, grocery, restaurants, medical centres, pharmacy, gas station and bus stops. This area offers excellent transportation links, ensuring access to the rest of the city. Great opportunity for first time home buyer, investor and small family. Book your showing today!!!**

Inclusions:
Property Listed By: **Windows Covering
Insta Realty**

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









