



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 CITYSCAPE Street, Calgary T3N 0N7**

MLS®#: **A2156391**

Area: **Cityscape**

Listing Date: **08/15/24**

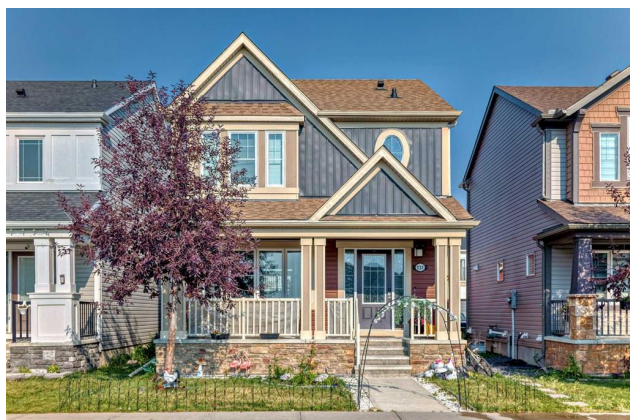
List Price: **\$679,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **2,702 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

DOM

**34**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 4`3"
Kitchen	Main	14`6" x 9`7"
4pc Bathroom	Upper	10`7" x 4`11"
Bedroom	Upper	10`5" x 10`8"
4pc Bathroom	Basement	10`0" x 5`0"
Bedroom	Basement	9`11" x 9`2"
4pc Ensuite bath	Upper	6`4" x 8`2"

Room	Level	Dimensions
Dining Room	Main	14`6" x 9`2"
Living Room	Main	17`4" x 13`7"
Bedroom	Upper	10`5" x 11`11"
Bedroom - Primary	Upper	11`1" x 14`9"
Bedroom	Basement	9`11" x 9`9"
Kitchen	Basement	10`3" x 12`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1412395**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Cityscape! This stunning two-story house with a double detached garage offers the perfect blend of style and functionality, featuring 5 bedrooms, 3.5 bathrooms, and a fully equipped illegal basement suite with its own separate side entrance. As you step inside, you'll be welcomed by an open floor plan that flows seamlessly into the inviting dining and living areas. The kitchen is a chef's delight, featuring a convenient island and ample cabinetry for all your culinary needs. This level also includes a handy 2-piece bathroom. Upstairs, you'll find 3 well-sized bedrooms, including a spacious primary bedroom complete with a 4-piece ensuite and a walk-in closet. The upper level is completed by a full bathroom and a dedicated laundry space, ensuring comfort and privacy for all residents. The illegal basement suite is a versatile space that offers 2 additional bedrooms, a fully functional kitchen (without a stove but with connections for one), and a full bathroom. Both the upper level and the basement have their own separate laundry facilities for added convenience. Outside, the property features a welcoming front porch, perfect for enjoying laughs with friends and family. The professionally landscaped, fenced backyard is great for kids to play and for hosting summer BBQs. Located just minutes from major highways like Stoney Trail, Deerfoot Trail, and amenities like Cross Iron Mills, public transit, convenience stores and so much more! This home provides easy access to everything you need. Come see how this house could be the perfect fit for your lifestyle!**

Inclusions: **Refrigerator, Washer, Dryer, Range Hood**  
Property Listed By: **RE/MAX House of Real Estate**

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











