



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10582 CITYSCAPE Drive, Calgary T3N 0P3**

MLS®#: **A2158409**

Area: **Cityscape**

Listing Date: **08/20/24**

List Price: **\$510,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,272**  
Low Sqft:  
Ttl Sqft: **1,272**

Lot Information

Lot Sz Ar: **1,334 sqft**  
Lot Shape:

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 7`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 11`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`2" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 12`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>11`0" x 7`2"</b>	<b>Balcony</b>	<b>Second</b>	<b>19`4" x 13`8"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`5" x 5`4"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`2" x 84`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`6" x 8`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1412123**

Zoning:  
**DC**

Remarks

Pub Rmks: **Beautiful, well appointed two story townhouse with NO condo fees! This unit offers it all! With two primary suites, each with their own ensuite bathroom and walk in closet. Incredible value throughout including stainless steel appliances, plenty of counter and storage space, open concept which makes this home great for entertaining. Offering laminate flooring and plush carpeting for maximum comfort and durability. Located close to walking paths and green spaces with very convenient access to amenities including restaurants, grocery and gas. City Scape provides quick access to all major highways making your commute a breeze! Located near schools with easy access to public transit. This unit also has a basement that is ready for you to add your personal touches, and can be easily developed into a third bedroom. The double attached garage is spacious and is home to large sun deck located above it. Here is your opportunity to dive into the market and make this place your home!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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









