

10411 CITYSCAPE Drive, Calgary T3N1N5

MLS®#: **A2158676** Area: **Cityscape** Listing Date: **08/18/24** List Price: **\$570,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1,733 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Asphalt,Concrete Driveway,Double Garage Attached**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Balcony,Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`0"	Dining Room	Main	7`11" x 9`2"
Kitchen	Main	15`1" x 9`4"	Living Room	Main	11`1" x 12`5"
4pc Bathroom	Upper	5`0" x 12`7"	4pc Ensuite bath	Upper	10`1" x 8`3"
Bedroom	Upper	9`7" x 14`9"	Bedroom	Upper	9`3" x 12`9"
Laundry	Upper	6`3" x 5`5"	Bedroom - Primary	Upper	13`9" x 11`8"
Walk-In Closet	Upper	5`2" x 11`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812474

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this stunning 3-bedroom, 2.5-bathroom townhouse in Cityscape, Calgary, built in May 2023. Main Floor => Open concept layout with a welcoming front porch, high-end flooring, pot lighting, stainless steel appliances, quartz countertops, ample cabinet storage, trendy backsplash, and center island. Includes a 2-piece bathroom and mudroom with shelves for extra storage. Upper Floor => You'll find two well-sized bedrooms, a full bathroom, and a luxurious master suite complete with a 4-piece ensuite bathroom, with private balcony and long walk-in closet. And a full-size laundry with tiles floor. Garage => Attached double garage with extra asphalt pad outside for 2 more cars. Basement => Unfinished with roughed-in plumbing for customization. Possibility to make basement external door in garage. Location => 2-3 minute walk to Cityscape Square Plaza with amenities like Daycare, Sanjha Punjab Grocery Store, McDonald's, Subway, Starbucks, Bell Telecom, 7-Eleven with Gas Station + Car Wash, Barber Shop, Family Care Clinic (eye care, physio/chiro), Pharmacy, Dollarama, Domino's Pizza, and more.

Inclusions:

NA

Property Listed By:

Exa Realty

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