



THE
A-TEAM

**RE/MAX
FIRST**

118 CITYSCAPE Terrace, Calgary T3N 0P1

MLS®#: **A2159327** Area: **Cityscape** Listing **08/20/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **-\$6k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,501**
 Low Sqft:
 Ttl Sqft: **1,501**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Street Lighting,Paved,Subdivided**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 12`5"
Kitchen	Main	14`3" x 9`6"
Bedroom	Second	10`5" x 9`9"
3pc Ensuite bath	Second	8`0" x 4`11"
2pc Bathroom	Main	4`0" x 2`0"
Bedroom	Lower	16`5" x 7`10"

Room	Level	Dimensions
Dining Room	Main	14`3" x 9`4"
Bedroom - Primary	Second	14`7" x 10`11"
Bedroom	Second	10`3" x 11`8"
4pc Bathroom	Second	10`4" x 4`10"
Family Room	Lower	16`10" x 13`8"
3pc Bathroom	Lower	7`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1610289

Remarks

Pub Rmks:

ALL DAMAGED SIDING HAVE BEEN REPLACED AFTER THE HAIL DAMAGE! Welcome to this 2 story home in highly cherished community of Cityscape in NE Calgary! This single family home boasts a double detached garage and offers an ideal open and bright floor plan. Total living area is over 2100 sf with total 4 bedrooms and 3.5 bath. 3 generously-sized bedrooms and a laundry room on the second floor, this home is designed for comfortable living. The master bedroom features a 3-piece ensuite bathroom, while an additional 3-piece bathroom serves the other bedrooms. The main floor showcases a stunning open floor layout , kitchen, complete with stainless steel appliances and central island. Also a large pantry and 2pc bath on the main. Large size living room and dining area with cozy gas fireplace. Step outside to enjoy a private backyard, and a concrete patio perfect for entertaining and relaxing. The 3 yr old and fully finished basement offers a huge family room, a bedroom and a beautiful bathroom. Double garage. Large concrete area in the back yard and both sides of the house. 9' ceiling on and main and 8.5' ceiling on the second floor. Ideally located. 5 minutes walking distance to bus stops, ponds, park, and playground. 10 minutes walking distance to supermarket, shops, restaurant. You'll find everything you need just moments away. Quick possession day is available!

Inclusions:
Property Listed By:

N/A
Grand Realty

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







