

8839 CITYSCAPE DR Drive, Calgary T3N 2H6

09/01/24 List Price: **\$575,000** MLS®#: A2161991 Area: Cityscape Listing

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Row/Townhouse Calgary

Finished Floor Area Abv Saft:

Low Sqft:

1,819 sqft Ttl Sqft: 1.492 Baths:

DOM

Layout

Beds:

18

1,492

3 (3) 2.5 (2 1) 2 Storey

Style:

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

Access:

Lot Feat: **Back Lane, Corner Lot** Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, Standard Concrete, Vinyl Siding

Flooring:

Ext Feat: Other Laminate, Vinyl Water Source:

Fnd/Bsmt: **Poured Concrete**

Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Kitchen Appl:

Int Feat: Built-in Features, Kitchen Island, No Animal Home, Pantry

Utilities:

Sewer:

Room Information

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

Legal/Tax/Financial

Title: Zoning: **Fee Simple** DC 2310537 Legal Desc: Remarks Pub Rmks: The Ripley End offers 1,492.1 sq. ft in the Cityscape community in Calgary. This 2-car Rear Lane Townhome, corner unit with NO CONDO FEE has designer picked upgrades included such as Luxury Vinyl Plank Flooring through out the main, quartz counter tops in kitchen. A open floor plan with DEDICATED DINING AREA & SEPARATE LIVING ROOM, SPACIOUS KITCHEN WITH QUARTZ COUNTERTOPS, STAINLESS STEEL SAMSUNG APPLIANCES INCLUDING OTR MICROWAVE. This floor also includes DOUBLE ATTACHED GARAGE, and half bath. The upper level has SPACIOUS MASTER BEDROOM WITH WALK IN CLOSET AND 4-PC EN-SUITE. This floor also has two good size bedrooms, laundry room, a full bathroom . Basement comes with Bath ROUGH IN'S and waiting for your design ideas. Easy access to Stoney Trail, Deerfoot Trail, Airport, shopping and groceries. This is a perfect 1st dream home for new beginners and investment project. N/A Inclusions: Property Listed By: **Five Star Realty**

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