



THE
A-TEAM

**RE/MAX
FIRST**

11229 CITYSCAPE Drive, Calgary T3N1Z4

MLS®#: **A2162514** Area: **Cityscape** Listing **09/03/24** List Price: **\$559,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1,367 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,432**
 Low Sqft:
 Ttl Sqft: **1,432**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110297

Zoning:
DC

Remarks

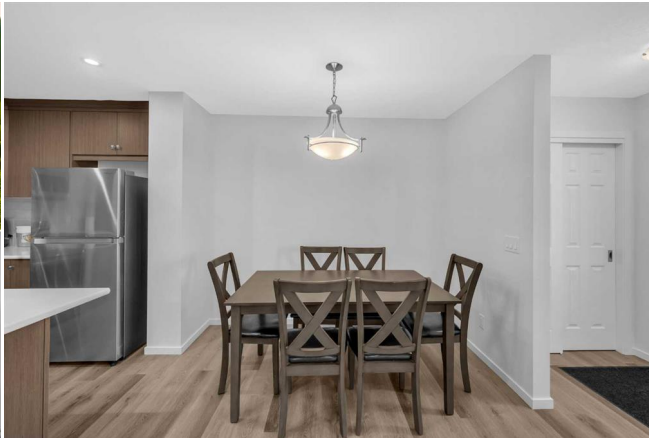
Pub Rmks:

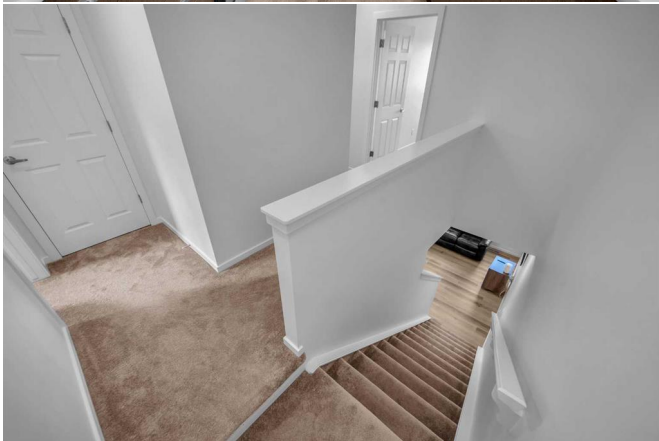
Charming row townhouse in the vibrant Cityscape community of Calgary, featuring open green space in the front. This home boasts a double attached garage and numerous upgrades throughout, including sleek LVP flooring on the main level, a convenient mudroom with a built-in bench, and stylish ceiling-height cabinets. The upper floor offers three generous bedrooms, including a primary suite with a private ensuite and a balcony. The additional two bedrooms are spacious and comfortable. The laundry area is also conveniently located on this level. The unfinished basement provides a blank canvas for your personal touch and creative design. Located in close proximity to schools, grocery stores, and restaurants, this property offers both comfort and convenience. A must see house, book your showing today.

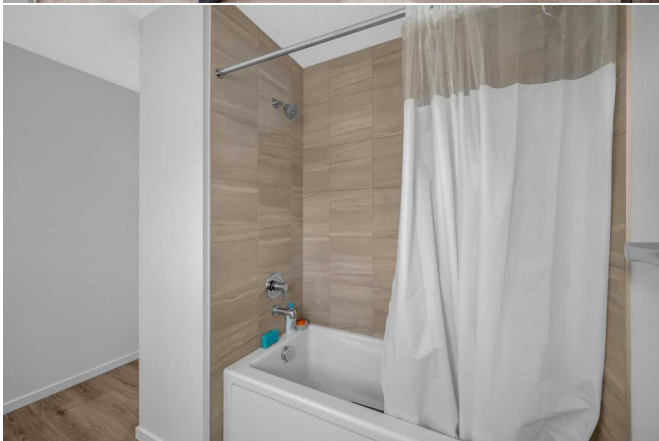
Inclusions:
Property Listed By:

N/A
PREP Realty

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











11229 Cityscape Dr NE, Calgary, AB

Upper Floor Exterior Area 279.53 sq ft
Interior Area 925.89 sq ft



PREPARED: 2024/09/24



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 553.12 sq ft
Interior Area 1217.42 sq ft
Excluded Area 409.53 sq ft



PREPARED: 2024/09/24



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