

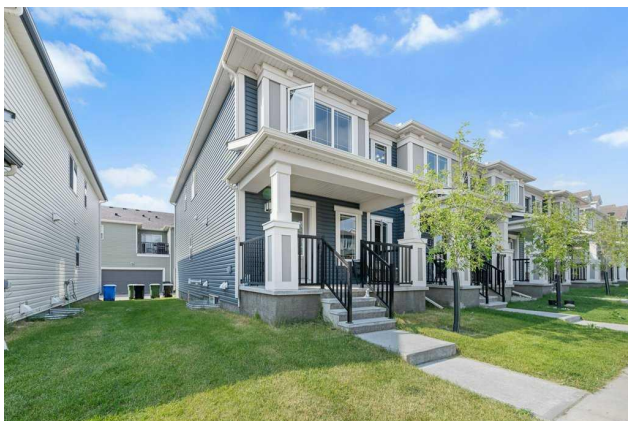


THE
A-TEAM

**RE/MAX
FIRST**

178 CITYSIDE Grove, Calgary T3N1C9

MLS®#: **A2164528** Area: **Cityscape** Listing Date: **09/10/24** List Price: **\$544,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,722 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,490**
 Low Sqft:
 Ttl Sqft: **1,490**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010405

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this delightful end-unit townhouse in the vibrant and growing community of Cityscape. This property offers the convenience of a double attached garage and a cozy front porch that overlooks a beautifully landscaped yard, perfect for unwinding on warm summer evenings. The main floor showcases an open-concept layout, seamlessly connecting the modern kitchen, dining area, and spacious living room, making it perfect for daily living and entertaining guests. Upstairs, you'll discover a versatile bonus room that's ideal for family gatherings or weekend entertainment. The primary bedroom is bright and roomy, complete with a private 4-piece ensuite. Two additional bedrooms provide flexibility for a growing family, guests, or home office space. A full family bathroom and a conveniently located laundry room complete the upper level for added ease and comfort. The unfinished basement offers a blank slate, waiting for your personal touches to create even more living space or a recreational area. Situated in Cityscape, a master-planned community that blends urban conveniences with scenic surroundings, this home offers an exceptional lifestyle. Don't miss out on this fantastic opportunity—call your realtor to schedule a 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









178 Cityside Grv NE, Calgary, AB

Main Floor Exterior Area 551.90 sq ft
Excluded Area 415.97 sq ft



PREPARED: 2024/07/25

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.

178 Cityside Grv NE, Calgary, AB

2nd Floor Exterior Area 838.02 sq ft
Excluded Area 42.36 sq ft

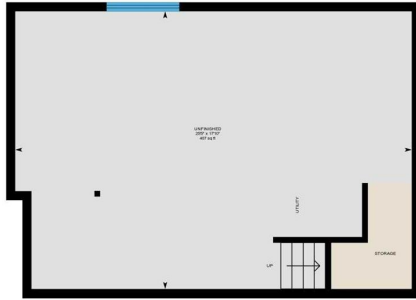


PREPARED: 2024/07/25

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178 Cityside Grv NE, Calgary, AB

Basement (Below Grade) Exterior Area 439.25 sq ft



PREPARED: 2024/07/25

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