

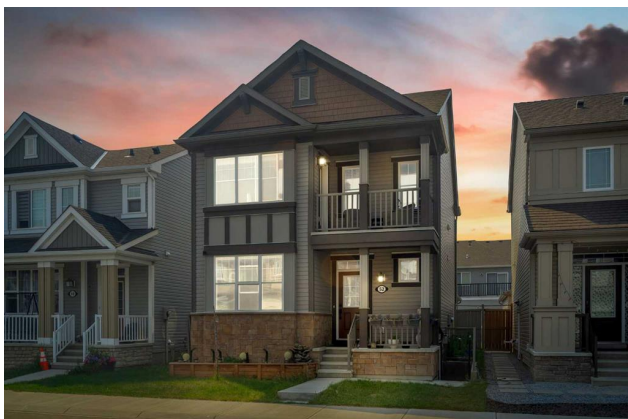


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 CITYSCAPE Mount, Calgary T3N0V7**

MLS®#: **A2165167**      Area: **Cityscape**      Listing Date: **09/12/24**      List Price: **\$720,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,701 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,671**  
 Low Sqft:  
 Ttl Sqft: **1,671**

DOM

**7**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Playground**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`10" x 16`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>4`4" x 10`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>10`4" x 14`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`9" x 14`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>10`9" x 5`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 12`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`2" x 6`6"</b>	<b>Living Room</b>	<b>Lower</b>	<b>14`3" x 12`5"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>13`5" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>9`9" x 5`5"</b>

<b>Bedroom Storage</b>	<b>Lower Lower</b>	<b>10`1" x 12`3" 5`7" x 12`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`9" x 9`9"</b>
Legal/Tax/Financial					

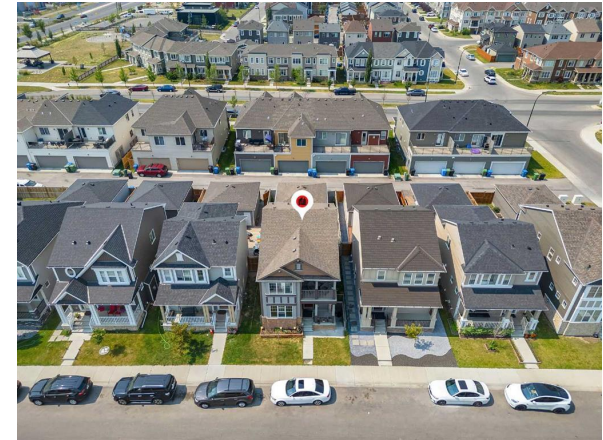
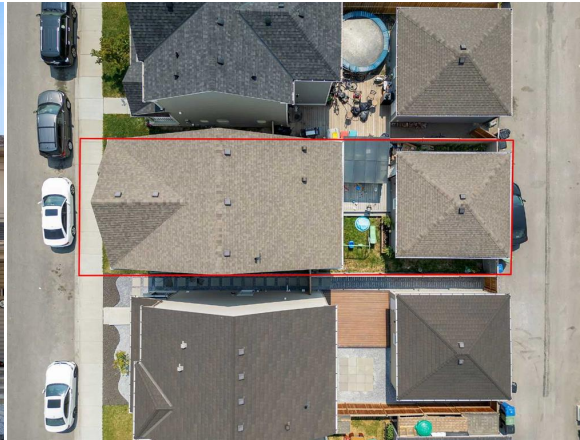
Title:	Zoning:	
<b>Fee Simple</b>	<b>DC</b>	
Legal Desc:	<b>1611884</b>	Remarks

Pub Rmks: **FORMER BUILDER SPEC HOME | GREAT LOCATION | TONS OF UPGRADES | UPPER FLOOR BALCONY | 2 BEDROOM ILLEGAL SUITE | OVER 2400 SQFT LIVING SPACE | - Welcome home to one of the City's most sought-after family-friendly communities in the heart of Cityscape. The property boasts a prime location with convenient access to restaurants, shopping, amenities, and schools. Throughout this house, the selections are been made thoughtfully to call it home and build some beautiful memories. Upon Entry, there is the big dining area which is designed with huge east-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances. The upper level offers 3 spacious bedrooms with the Primary suite featuring a large walk-in closet, balcony and a 4pc ensuite along with a convenient upper-floor laundry with custom cabinets. The double detached car garage provides ample space for parking and storage, ensuring convenience and functionality. Nestled in a quiet street, this location offers tranquillity and privacy. Don't miss the opportunity to make this beautiful home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience! Disclosure: Some of the pictures in the listing have been virtually staged.**

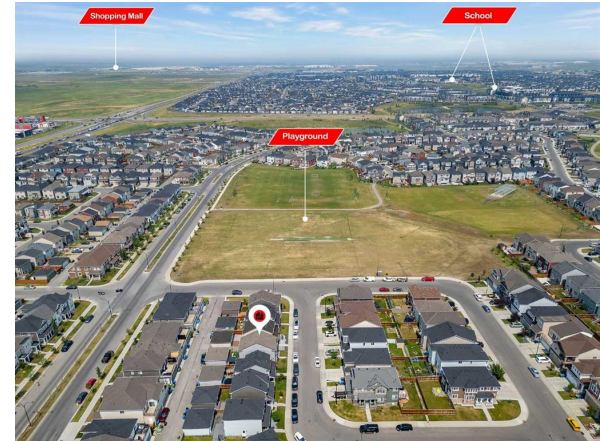
Inclusions: **Gazebo**

Property Listed By: **PREP Realty**

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







**52 Cityscape Mount NE, Calgary, AB**

Main Building: Total Exterior Area Above Grade 1671.56 sq ft



Main Floor  
Exterior Area 877.52 sq ft

1st Floor  
Exterior Area 834.23 sq ft

PREPARED: 20240723  
BIGUIDE

White regions are excluded from total floor area in Q1/Q2 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**52 Cityscape Mount NE, Calgary, AB**

Main Building: Total Exterior Area Above Grade 1671.56 sq ft



Basement (Below Grade)  
Exterior Area 778.81 sq ft

Garage  
Exterior Area

PREPARED: 20240723  
BIGUIDE

White regions are excluded from total floor area in Q1/Q2 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

