

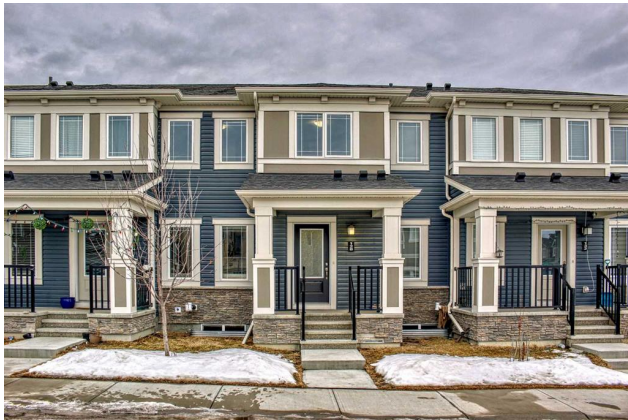


THE
A-TEAM

**RE/MAX
FIRST**

128 CITYSIDE Manor, Calgary T3N 1H7

MLS®#: **A2168536** Area: **Cityscape** Listing Date: **10/03/24** List Price: **\$565,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,280 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,438**
 Low Sqft:
 Ttl Sqft: **1,438**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**
 Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1712210

Remarks

Pub Rmks: **Welcome to this beautiful and spacious attached home in the sought-after community of Cityscape, with NO condo fees! This modern residence offers 3 bedrooms, 2.5 bathrooms, and a double attached garage at the back, perfect for families and professionals alike. Step inside to an open-concept layout featuring a bright living area, perfect for relaxing or entertaining. The contemporary kitchen is equipped with sleek appliances and ample counter space, adjacent to a cozy dining area ideal for sharing meals with loved ones. Upstairs, you'll find three well-sized bedrooms, including a primary suite with its own ensuite bathroom for added privacy and comfort. The additional bedrooms provide plenty of space for family, guests, or even a home office. This home's prime location offers easy access to shopping, schools, parks, and other everyday amenities, enhancing both convenience and lifestyle. Don't miss your chance to own this stunning property that perfectly balances modern living with exceptional community benefits.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







