



THE
A-TEAM

**RE/MAX
FIRST**

217 CITYSCAPE Boulevard, Calgary T3N 0P3

MLS®#: **A2169124** Area: **Cityscape** Listing Date: **09/27/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,686 sqft**
 Lot Shape:

DOM

32
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**
 Sewer: **Courtyard, Private Entrance**
 Ext Feat:

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 4`9"	Living Room	Main	14`6" x 10`5"
Kitchen	Main	9`10" x 9`11"	Living/Dining Room Combination	Main	9`4" x 13`0"
Pantry	Main	4`2" x 1`2"	Covered Porch	Main	19`4" x 4`9"
Mud Room	Main	6`11" x 3`4"	2pc Bathroom	Main	6`10" x 2`8"
Bedroom - Primary	Second	12`0" x 13`7"	Walk-In Closet	Second	5`4" x 5`0"
4pc Ensuite bath	Second	7`10" x 5`3"	Bedroom	Second	10`4" x 9`4"
4pc Bathroom	Second	9`11" x 4`11"	Bedroom	Second	10`4" x 9`5"

Bonus Room

Second

14`8" x 8`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1611884

Zoning:

Direct Control (DC)

Remarks

Pub Rmks:

****BEST LOCATION**CHECK AND COMPARE**NO CONDO FEES** Perfectly maintained bright and open plan ****Modern design**** 2-story townhouse located in the heart of the Cityscape community. As you step into the main floor, natural light fills the open layout, highlighting a spacious living area alongside a well-defined dining space, perfect for gatherings and daily activities. The modern kitchen features sleek cabinetry, ample storage for all your culinary needs, and a convenient breakfast bar, ideal for quick meals or socializing while cooking. Completing this level is a convenient 2-piece washroom. Upstairs, you'll find three bedrooms, including a primary bedroom featuring a walk-in closet and an ensuite 4-piece washroom, adding practicality and comfort to your daily routine. The two additional bedrooms are generously sized and are complemented by another full washroom, catering effortlessly to your family's needs. A standout feature of this floor is the generously sized bonus room, ideal for entertainment or relaxation, leading out to a patio where you can enjoy outdoor moments. This property includes a double attached garage, ensuring secure parking and additional storage options. Its location offers easy access to public transit and nearby grocery shopping centers, enhancing your day-to-day convenience. Don't miss out on the chance to own this practical and comfortable home in Cityscape. Schedule a viewing today and envision the lifestyle this property can offer you.**

Inclusions:

NONE

Property Listed By:

URBAN-REALTY.ca

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











