



THE
A-TEAM

**RE/MAX
FIRST**

217 CITYSCAPE Boulevard, Calgary T3N 0P3

MLS®#: **A2169124** Area: **Cityscape** Listing Date: **09/27/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Nov** 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:

Finished Floor Area
 Abv Sqft: **1,361**
 Low Sqft:
 Ttl Sqft: **1,361**

DOM

85
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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard, Private Entrance** 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











