



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CITYSCAPE Avenue, Calgary T3N 0P9**

MLS®#: **A2169945**

Area: **Cityscape**

Listing Date: **10/01/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,361**  
Low Sqft:  
Ttl Sqft: **1,361**

DOM

**28**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Paved**  
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	9`5" x 13`3"
2pc Bathroom	Second	6`6" x 6`4"
Kitchen	Second	10`4" x 10`0"
Sunroom/Solarium	Second	10`1" x 9`11"
4pc Ensuite bath	Third	8`1" x 4`11"
Bedroom	Third	13`0" x 8`4"

Room	Level	Dimensions
Furnace/Utility Room	Main	4`0" x 13`3"
Dining Room	Second	10`4" x 6`10"
Living Room	Second	10`1" x 21`0"
4pc Bathroom	Third	4`11" x 7`9"
Bedroom	Third	10`2" x 9`2"
Bedroom - Primary	Third	11`11" x 13`6"

Legal/Tax/Financial

Condo Fee:  
**\$369**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1511109**

Remarks

Pub Rmks: **Welcome to 40 Cityscape Ave NE, Calgary, AB - a beautifully designed home that effortlessly combines style and functionality. Step into the main floor where you'll find a spacious living area or office space, plus convenient access to the outdoors and an oversized single garage. The second floor boasts a bright, modern kitchen complete with stainless steel appliances and quartz countertops, a cozy dining area, and a generous living room. Step out to the enclosed balcony/sunroom - perfect for enjoying the sun year-round. This floor also features a half bathroom and laundry facilities for added convenience. On the third floor, retreat to the master bedroom with a luxurious 4-piece ensuite, along with two additional bedrooms and another 4-piece bathroom. Situated in the vibrant Cityscape community, this home offers access to beautiful parks, walking paths, playgrounds, and nearby amenities. Enjoy cool nights on the main floor with the outdoor heater, perfect for extending your time outdoors. This home is truly a must-see! Call your favorite realtor today**

Inclusions:  
Property Listed By: **None**  
**First Place Realty**

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









