



THE
A-TEAM

**RE/MAX
FIRST**

205 CITYSCAPE Court, Calgary T3N 0W6

MLS®#: **A2171663** Area: **Cityscape** Listing Date: **10/09/24** List Price: **\$417,500**
 Status: **Active** County: **Calgary** Change: **-\$7k, 10-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **1,808 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,469**
 Low Sqft:
 Ttl Sqft: **1,469**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Bidet, Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`0" x 8`6"	Furnace/Utility Room	Main	9`7" x 8`6"
2pc Bathroom	Second	6`5" x 4`7"	Dining Room	Second	8`7" x 11`9"
Kitchen	Second	10`1" x 8`7"	Living Room	Second	16`11" x 15`1"
4pc Bathroom	Third	8`10" x 4`10"	Bedroom	Third	11`4" x 9`4"
Bedroom	Third	8`7" x 11`10"	Bedroom - Primary	Third	14`6" x 11`5"

Legal/Tax/Financial

Condo Fee:
\$415

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612184**

Remarks

Pub Rmks: **Welcome to this impressive END UNIT townhome in Cityscape, offering over 1,469 sq. ft. of well-designed living space. This home boasts 3 bedrooms, 1.5 bathrooms, lots of storage space and a single attached garage with driveway for additional parking. The bright main floor showcases a functional layout with a gourmet kitchen featuring a breakfast bar and stainless-steel appliances, a spacious living room, dining area, a half bath and laundry. The main floor is completed by a good-sized balcony off of the living room. Upstairs, you'll find 3 well-appointed bedrooms, including a primary suite with direct access to a 4-piece bathroom. This home is turn-key and ready for its next owners! Enjoy lots of natural light with bright windows and year-round comfort with a central air conditioner. Situated in a well-maintained condo complex with convenient access to public transportation, schools, and shopping. It's close to Summit Start 24/7 Daycare, Prairie Sky School (K-9), Apostles of Jesus School (Catholic K-9), playgrounds, Cross Iron Mills Mall, and the airport. Don't miss out—book your showing today!**

Inclusions:
Property Listed By: **CIR Realty**
Bidet in 4-pc bathroom on upper floor

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







