



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10463 CITYSCAPE Drive, Calgary T3N 1N5**

MLS®#: **A2172458**

Area: **Cityscape**

Listing Date: **10/11/24**

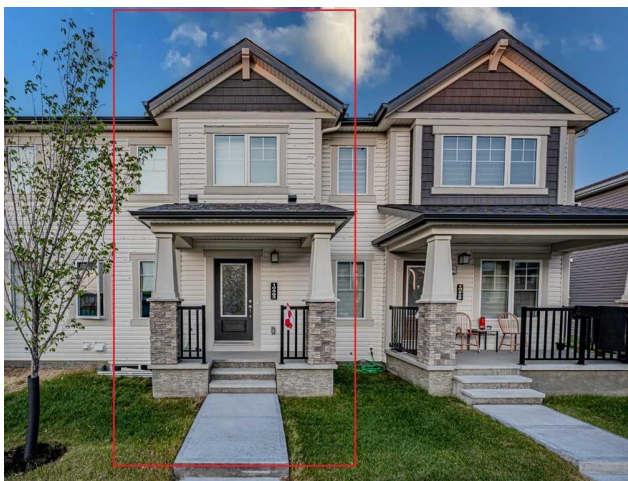
List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **+\$70k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **1,733 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,446**  
Low Sqft:  
Ttl Sqft: **1,446**

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 12`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 14`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`2" x 5`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 12`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`1" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 11`8"</b>

Walk-In Closet  
4pc Bathroom

Second  
Basement

13`9" x 11`8"  
18`1" x 13`10"

Game Room  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

5`1" x 11`8"  
18`3" x 12`1"

Title:  
**Fee Simple**  
Legal Desc:

**1812474**

Zoning:  
**DC**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION ! Experience luxury living with no condo fees in this stunning home with a double attached car garage, located in the beautiful community of Cityscape in the heart of NE. Built in 2022, this exceptional townhouse is situated right across from a bustling shopping street and close to all amenities. The main floor features a cozy family room, creating an inviting atmosphere perfect for intimate evenings and gatherings with loved ones. The heart of the home, the kitchen, is a chef's dream with quartz countertops, a large island, ample cabinet space, and stainless steel appliances. This space seamlessly blends style and functionality, making it ideal for entertaining or quiet family dinners. Upstairs, you'll find three generously sized bedrooms, including a luxurious master retreat complete with a walk-in closet and a private 3-piece ensuite. An additional 4-piece bathroom serves the other two bedrooms, ensuring comfort and convenience for the whole family. The separate, spacious laundry room on the upper level adds to the home's practicality. The fully developed basement includes a living room and washroom, providing flexibility for various needs. This property combines modern design, practical features, and a prime location, making it the perfect place to call home.**

Inclusions:  
Property Listed By: **URBAN-REALTY.ca**

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

