



THE
A-TEAM

**RE/MAX
FIRST**

10827 CITYSCAPE Drive, Calgary T3N1A8

MLS®#: **A2172722**

Area: **Cityscape**

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

List Price: **\$524,998**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **1,302 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,366**
Low Sqft:
Ttl Sqft: **1,366**

DOM

40
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Level,Street Lighting,Paved**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`7"
Kitchen	Main	8`4" x 11`0"
3pc Bathroom	Second	5`0" x 9`1"
Bedroom	Second	10`2" x 10`6"
Family Room	Second	8`8" x 13`7"

Room	Level	Dimensions
Dining Room	Main	8`4" x 7`11"
Living Room	Main	14`1" x 16`3"
4pc Bathroom	Second	6`7" x 7`8"
Bedroom	Second	8`8" x 12`5"
Bedroom - Primary	Second	10`1" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610289

Zoning:
DC

Remarks

Pub Rmks: **Dream Townhouse with Pond Views in Cityscape! Welcome to your oasis in the heart of Calgary's most sought-after neighborhood! This stunning freehold townhouse offers serene pond views and a lifestyle of convenience, all without the hassle of condo fees. Step inside to discover an open floor plan that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining or enjoying quiet family moments. With three spacious bedrooms and 2.5 baths, there's plenty of room for everyone. The double-car garage provides added convenience, while the private balcony is your perfect spot to unwind with a morning coffee or evening sunset . Location is everything, and this gem has it all! You'll be just steps away from transit spots, shopping, restaurants, and a nearby fire station for peace of mind. Plus, the back lane access offers additional flexibility for your lifestyle. Don't miss out on this exceptional opportunity to own a piece of paradise in Cityscape. Schedule your viewing today and experience the perfect blend of comfort and convenience!**

Inclusions:
Property Listed By: **NA
PREP Realty**

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







