



THE A-TEAM

RE/MAX FIRST

203 CITYSIDE View, Calgary T3N 2N6

MLS#: A2173161 Area: Cityscape Listing: 10/16/24 List Price: \$758,990
Status: Active County: Calgary Change: -\$12k, 21-Oct Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Calgary Year Built: 2025 Lot Sz Ar: 3,815 sqft Lot Shape:
Finished Floor Area Abv Sqft: 2,224 Low Sqft: Ttl Sqft: 2,224

DOM

35 Layout Beds: 4 (4) Baths: 2.5 (2 1) Style: 2 Storey

Parking

Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Park Feat: Back Yard, Interior Lot, Street Lighting, Rectangular Lot Double Garage Attached, Driveway, On Street Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Lighting, Rain Gutters

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

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator Int Feat: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Great Room, Kitchen, Bathroom, Bedroom, Loft, Laundry, and another Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Title: Fee Simple Zoning: R-G

Legal Desc: **TBV**

Remarks

Pub Rmks: **The Whistler CR offers 2,224 sq. ft in the Cityscape community in Calgary, at \$758,990. This 2-car garage single family home has designer picked upgrades included such as Luxury Vinyl Plank Flooring throughout the entire main floor, Chimney hood fan, white painted railing, electric fireplace, built in microwave, pot lights in the kitchen, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as a side entry, Dual Primary Bedrooms and 3pc Basement Plumbing Rough-In in the basement. Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, 3 and Second Primary Bedroom you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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

