



THE
A-TEAM

**RE/MAX
FIRST**

203 CITYSIDE View, Calgary T3N 2N6

MLS®#: **A2173161**

Area: **Cityscape**

Listing Date: **10/16/24**

List Price: **\$758,990**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 21-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,815 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,224**
Low Sqft:
Ttl Sqft: **2,224**

DOM

66
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **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

Room	Level	Dimensions
Great Room	Main	13`3" x 15`5"
Kitchen	Main	15`5" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`10" x 9`4"
Loft	Upper	14`10" x 11`4"
Laundry	Upper	0`0" x 0`0"
Bedroom	Upper	13`5" x 10`4"

Room	Level	Dimensions
Dining Room	Main	15`5" x 12`8"
Den	Main	7`1" x 7`11"
Pantry	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`6" x 12`8"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`3" x 12`4"

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

