



THE
A-TEAM

**RE/MAX
FIRST**

6 CITYLINE Manor, Calgary T3N 2N6

MLS®#: **A2173164**

Area: **Cityscape**

Listing **10/16/24**

List Price: **\$782,990**

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**

Finished Floor Area

Abv Sqft: **2,435**
Low Sqft:
Ttl Sqft: **2,435**

Lot Information

Lot Sz Ar: **4,092 sqft**
Lot Shape:

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,On Street**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
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: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------|-------|----------------|-------------------|-------|----------------|
| Great Room | Main | 15`9" x 14`11" | Dining Room | Main | 9`2" x 13`4" |
| Den | Main | 12`9" x 10`10" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Mud Room | Main | 0`0" x 0`0" | Bedroom - Primary | Upper | 15`8" x 14`11" |
| Bedroom | Upper | 10`3" x 11`8" | Bedroom | Upper | 12`9" x 10`0" |
| Loft | Upper | 12`5" x 11`7" | 5pc Ensuite bath | Upper | 0`0" x 0`0" |
| Laundry | Upper | 0`0" x 0`0" | 4pc Bathroom | Upper | 0`0" x 0`0" |

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-G

Legal Desc: **TBV**

Remarks

Pub Rmks: **The Norquay PR offers 2,435 sq. ft in the Cityscape community in Calgary, starting at \$782,990. This 2-car garage single family home has designer picked upgrades included such as Luxury Vinyl Plank Flooring throughout the main and second floor, white painted railing, electric fireplace, upgraded cabinetry, pot lights in the kitchen, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as a side entry, Main floor Bedroom 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, and 3 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

mattamyHOMES Norquay – Main Floor



Unselected Options: Main Floor Bedroom, Side Door Entry

Printed on 2/11/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.

mattamyHOMES Norquay – Second Floor

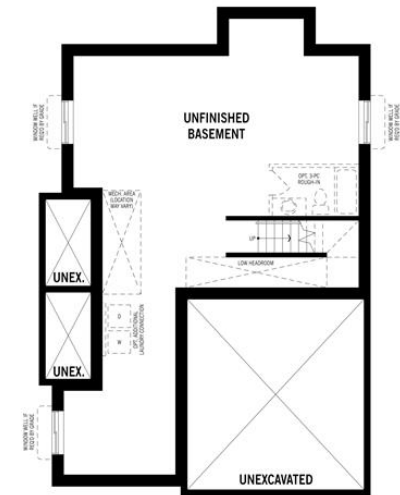


Unselected Options: 4th Bedroom w/ Loft, Bath Oasis, Dual Primary Bedroom w/ Third Bedroom, Dual Primary Bedroom w/ Loft

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mattamyHOMES Norquay – Basement



Unselected Options: Rear Basement Entry, Finished Basement

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