



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 CITYSIDE View, Calgary T3N 2N6**

MLS®#: **A2173203**

Area: **Cityscape**

Listing **10/16/24**

List Price: **\$730,990**

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: **2,043**  
Low Sqft:  
Ttl Sqft: **2,043**

Lot Information

Lot Sz Ar: **2,841 sqft**  
Lot Shape:

DOM

**48**  
Layout  
Beds: **3 (3 )**  
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,Garage Faces Front,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: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>15`0" x 17`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 8`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 10`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 11`10"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 14`0"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Loft</b>	<b>Upper</b>	<b>11`5" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 11`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

TBV

R-G

Remarks

Pub Rmks: **The Fullerton CL offers 2,043 sq. ft in the Cityscape community in Calgary, starting at \$730,990. 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, 9' basement foundation 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**

