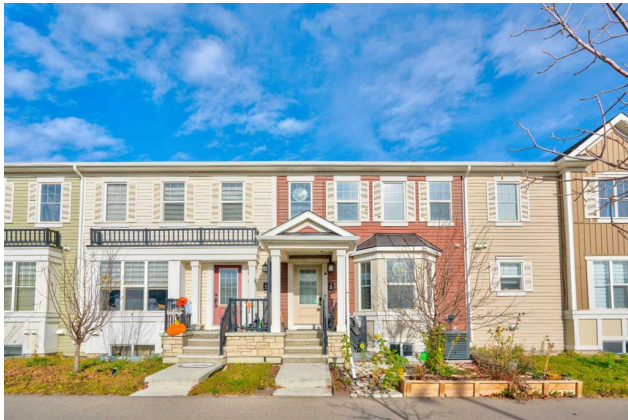


158 CITYSCAPE Boulevard, Calgary T3N 0W7

MLS®#: **A2174373** Area: **Cityscape** Listing **10/21/24** List Price: **\$515,000**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1,280 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,337**
 Low Sqft:
 Ttl Sqft: **1,337**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting**
 Park Feat: **Additional Parking,Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

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

Construction: **Other,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`5"	Dining Room	Main	8`5" x 8`10"
Kitchen	Main	8`3" x 9`6"	Living Room	Main	13`11" x 17`5"
4pc Bathroom	Second	6`7" x 7`8"	4pc Ensuite bath	Second	4`11" x 9`2"
Bedroom	Second	10`1" x 8`10"	Bedroom	Second	8`8" x 12`5"
Bonus Room	Second	8`8" x 13`5"	Bedroom - Primary	Second	10`1" x 13`1"
Storage	Basement	18`9" x 26`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611884

Zoning:
DC

Remarks

Pub Rmks:

LOWEST PRICED family home with GARAGE and AIR CONDITIONING in Cityscape - and NO CONDO FEES! This 3 bedroom, 2.5 bath home has all you need. Large living room and dining room for family gatherings. Enjoy the galley-style kitchen with upgraded appliances including a GAS stove, and a large eating bar. The GRANITE countertops and LVP flooring add a touch of style. This home also includes a DOUBLE attached garage, fully INSULATED, with storage shelves for easy organization. Air conditioning for those warm summer days. Upstairs, the bonus room opens to a large private patio, perfect for the family to play, sunbathe, or eat outdoors. The basement is awaiting your design and has plumbing ready for a future bathroom and an egress window, allowing you to expand your living space. Surrounded by a 115-acre reserve, Cityscape offers chances to hike and bike, with parks and playgrounds nearby. The area also boasts excellent schools and is close to Sunridge Mall and CrossIron Mills for shopping. Don't miss this chance to live in a popular Calgary neighborhood. Schedule your visit today!

Inclusions:

N/A

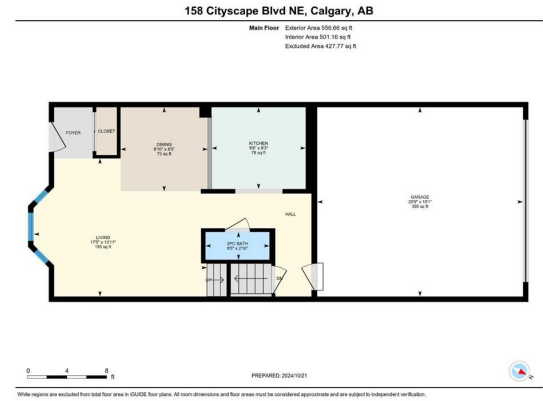
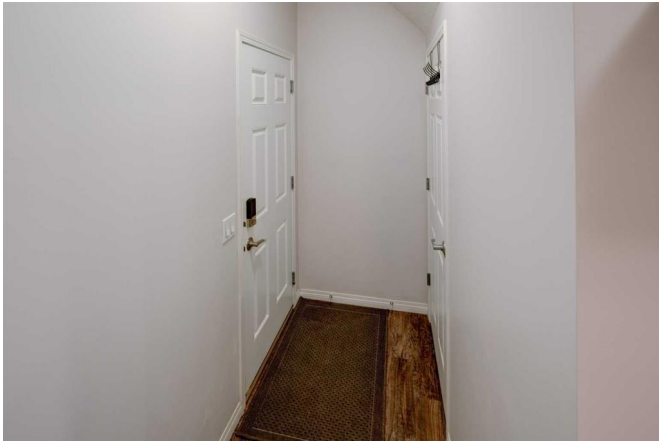
Property Listed By:

Real Broker

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

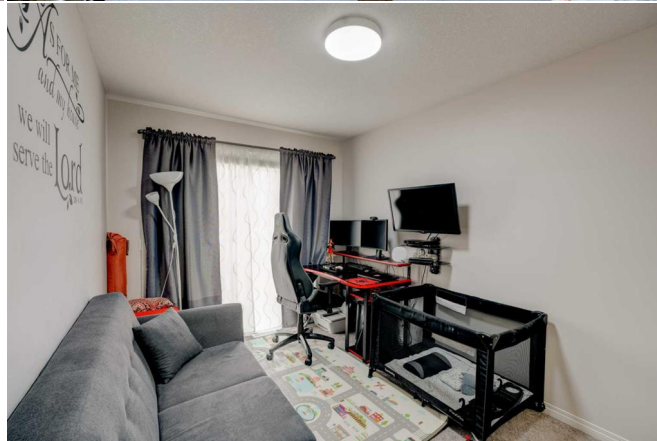
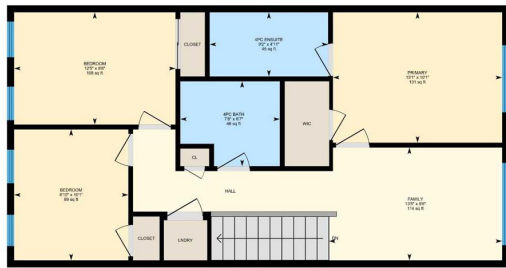






158 Cityscape Blvd NE, Calgary, AB

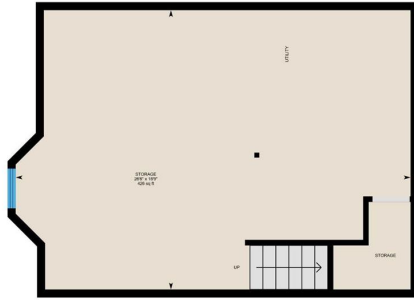
2nd Floor Exterior Area 750.75 sq ft
Interior Area 719.99 sq ft





158 Cityscape Blvd NE, Calgary, AB

Basement (Below Grade) Exterior Area 518.77 sq ft
Interior Area 471.30 sq ft



PREPARED: 2024/10/21



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

