



THE
A-TEAM

**RE/MAX
FIRST**

183 CITYSIDE View, Calgary T3N 2N6

MLS®#: **A2176400**

Area: **Cityscape**

Listing Date: **10/31/24**

List Price: **\$708,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,866 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,879**
Low Sqft:
Ttl Sqft: **1,879**

DOM

51
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**

Utilities and Features

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

Construction: **Concrete,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,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`7" x 17`10"
Great Room	Main	11`11" x 14`6"
2pc Bathroom	Main	
Bedroom	Upper	9`4" x 11`8"
Loft	Upper	12`4" x 9`11"
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	7`5" x 14`6"
Mud Room	Main	
Bedroom - Primary	Upper	12`10" x 14`11"
Bedroom	Upper	9`5" x 9`11"
5pc Ensuite bath	Upper	
Laundry	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-N

TBV

Remarks

Pub Rmks: **The Fairview CL offers 1,879 sq. ft in the Cityscape Community in Calgary, priced at \$708,990. This 2-car garage single family home has designer picked upgrades included such as an electric fireplace, luxury vinyl plank flooring, quartz countertops throughout, exclusive architect's choice options such as side entry and 9' basement foundation. There is also a 3 piece 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. In Cityscape, you can enjoy access to amenities including planned schools, an environmental reserve and commercial complex that will surely 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

