



THE
A-TEAM

**RE/MAX
FIRST**

8839 CITYSCAPE Drive, Calgary T3N 2H6

MLS®#: **A2176524**

Area: **Cityscape**

Listing Date: **11/01/24**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,084 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,492**
Low Sqft:
Ttl Sqft: **1,492**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`5"
Living Room	Main	18`10" x 9`0"
Bedroom	Upper	9`4" x 9`6"
Family Room	Upper	13`3" x 14`4"
4pc Ensuite bath	Upper	9`3" x 5`9"
2pc Bathroom	Main	2`11" x 6`1"

Room	Level	Dimensions
Kitchen	Main	12`10" x 10`9"
Bedroom - Primary	Upper	15`3" x 12`11"
Bedroom	Upper	9`3" x 12`11"
Laundry	Upper	5`4" x 6`6"
4pc Bathroom	Upper	5`3" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310537

Zoning:
DC

Remarks

Pub Rmks: **Welcome to your brand new, beautifully designed townhouse in the vibrant community of CityScape! This spacious home offers 1,497 sq. ft. of thoughtful living space. The main floor features a bright, open-concept layout with a stylish dining area, cozy living room, and modern kitchen complete with stainless steel appliances. Upstairs, the primary bedroom offers a peaceful retreat, complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another 4-piece bathroom, and a spacious family room provide plenty of space for relaxation or entertainment. Conveniently located laundry facilities complete the upper floor. The undeveloped basement awaits your personal touch, offering a blank canvas for your creativity. This home comes with a double attached garage. Quick access to Stoney Trail, Deerfoot Trail, the airport, shopping, and groceries. This is an ideal first home or investment opportunity. Make this your dream start in CityScape!**

Inclusions: **N/A**
Property Listed By: **MaxWell Central**

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











