



THE
A-TEAM

**RE/MAX
FIRST**

40 CITYSCAPE Avenue, Calgary T3N 0P9

MLS®#: **A2177040**

Area: **Cityscape**

Listing Date: **11/05/24**

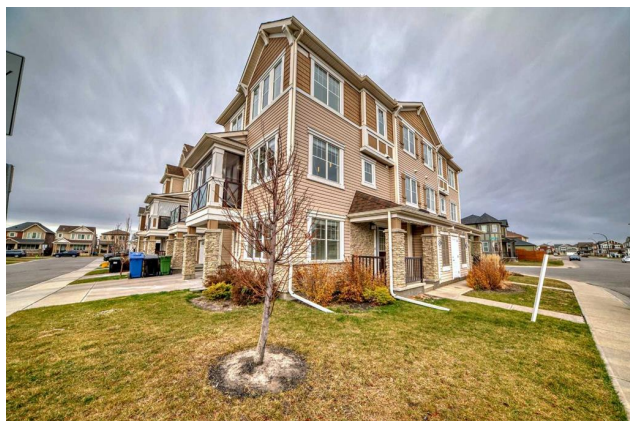
List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,486**
Low Sqft:
Ttl Sqft: **1,486**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Paved**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 6`4"	Laundry	Main	5`2" x 3`2"
Pantry	Main	2`6" x 4`6"	Living Room	Main	10`0" x 17`2"
Dining Room	Main	10`2" x 7`3"	Kitchen With Eating Area	Main	10`2" x 9`8"
Balcony	Main	9`10" x 10`0"	Bedroom	Second	10`1" x 9`1"
Walk-In Closet	Second	3`2" x 1`11"	Bedroom - Primary	Second	10`2" x 13`5"
Walk-In Closet	Second	4`11" x 4`1"	4pc Ensuite bath	Second	4`11" x 8`0"
Bedroom	Second	8`3" x 9`8"	4pc Bathroom	Second	7`9" x 4`11"

Furnace/Utility Room
Office

Lower
Lower

4`0" x 8`3"
13`2" x 9`5"

Entrance

Lower

3`11" x 13`8"

Legal/Tax/Financial

Condo Fee:
\$369

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1511109**

Remarks

Pub Rmks: **Enjoy the beauty of Cityscape Community where living is closer to amenity. Welcome to this beautifully designed home that combines functionality and style. Let me walk you through; enter the main floor where you'll find a spacious living area or office space, with access to the oversized single attached garage. The generous living room welcomes you to the bright second floor where a modern kitchen offers the array of stainless steel appliances boasted by quartz countertops, a cozy dining area. Time to have your cup of coffee or glass of beer to the enclosed balcony or sunroom which is perfect for enjoying the sun year-round. This floor also features a half bathroom and laundry facilities for added convenience. On the third floor, retreat to the master bedroom with a luxurious 4-piece ensuite, along with two additional bedrooms and another 4-piece bathroom. Added exciting features of Cityscape Community, 5-10 minutes to YYC airport, Crossiron Mill Shopping Centre and easy access to the ring road Stoney Trail. This home offers access to beautiful parks, walking paths, playgrounds, and nearby amenities. MUST SEE!!! Call your favoUrte realtor today!**

Inclusions:
Property Listed By: **none**
First Place Realty

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













