



THE
A-TEAM

**RE/MAX
FIRST**

11125 CITYSCAPE Drive, Calgary T3N 1Z4

MLS®#: **A2177048** Area: **Cityscape** Listing Date: **11/02/24** List Price: **\$559,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,367 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,440**
 Low Sqft:
 Ttl Sqft: **1,440**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Environmental Reserve**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`10" x 11`7"
Bedroom	Upper	13`0" x 0`2"
Laundry	Upper	6`3" x 5`5"
4pc Bathroom	Upper	12`7" x 5`0"
Kitchen	Main	11`11" x 8`3"
2pc Bathroom	Main	6`1" x 5`0"

Room	Level	Dimensions
Bedroom	Upper	14`9" x 9`6"
Walk-In Closet	Upper	11`7" x 5`1"
4pc Ensuite bath	Upper	10`1" x 8`2"
Living Room	Main	10`11" x 12`2"
Dining Room	Main	9`2" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

2110297

Zoning:
DC

Remarks

Pub Rmks: **No Condo Fee - Almost Brand New (2023 Built) House with 3 Bedrooms and 2.5 Bathroom. Double Car Attached Garage. Fully Upgraded, this house is perfect for a young family, or investment. Its just walking distance to the Green Pathway and the wetland. Fully Upgraded, through out the house. Gas Stove in the kitchen. The Kitchen and bathroom countertops are upgraded to Quartz. All of the three bedrooms upstairs are big size. The master bedroom has a balcony with South Side view on to the the Wetland. Enjoy your summer evenings relaxing in the tranquility of mother nature. The basement is unfinished for your future ideas. There will be soccer ground and school playground across the street as per current city plans. Book a viewing before this gem is gone.**

Inclusions:
Property Listed By: **n/a**
RE/MAX Complete Realty

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







