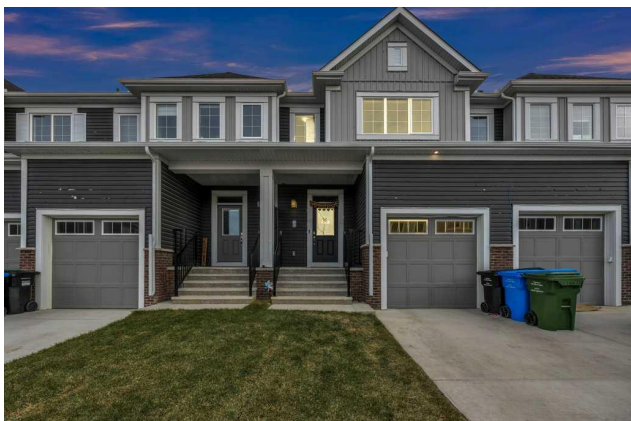


**52 CITYLINE Square, Calgary T3N 2H4**

MLS®#: **A2177851** Area: **Cityscape** Listing Date: **11/14/24** List Price: **\$534,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 11-Jan** Association: **Fort McMurray**



**General Information**

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**  
 Lot Information  
 Lot Sz Ar: **1,808 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Interior Lot,No Neighbours Behind,Level**  
 Park Feat: **Driveway,Front Drive,Single Garage Attached**

**DOM**

**69**  
 Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

**Parking**

Ttl Park: **2**  
 Garage Sz: **1**

**Utilities and Features**

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:  
 Ext Feat: **Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

**Room Information**

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`0"	Dining Room	Main	5`0" x 9`0"
Kitchen	Main	13`10" x 11`7"	Living Room	Main	18`10" x 10`10"
4pc Bathroom	Upper	8`11" x 8`0"	4pc Ensuite bath	Upper	9`6" x 8`8"
Bedroom	Upper	9`0" x 13`10"	Bedroom	Upper	9`5" x 9`5"
Laundry	Upper	5`2" x 6`6"	Bedroom - Primary	Upper	13`3" x 12`1"
Walk-In Closet	Upper	5`2" x 9`2"			

**Legal/Tax/Financial**

Title:  
**Fee Simple**  
Legal Desc:

**2310537**

Zoning:  
**R-G**

Remarks

Pub Rmks:

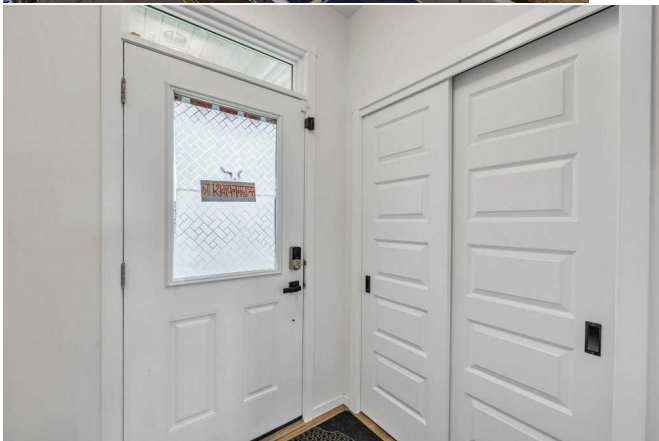
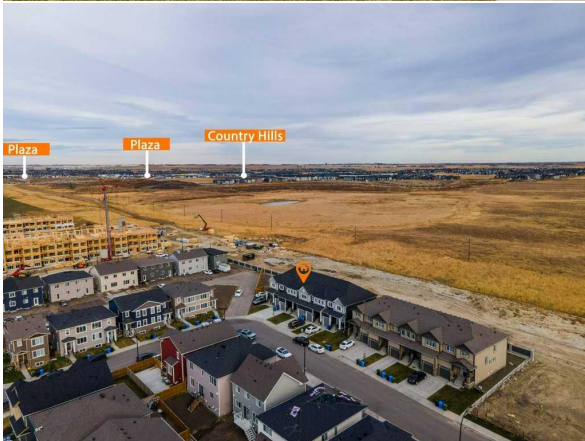
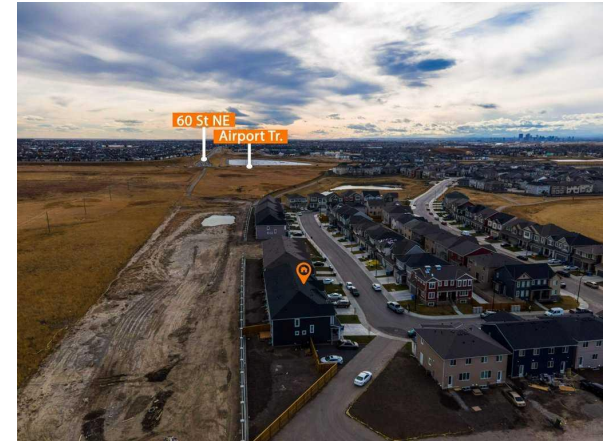
**Welcome to your dream home nestled in the highly sought-after community of Cityscape, offers unparalleled convenience and comfort. Boasting a prime location, this townhome features a SINGLE ATTACHED GARAGE ensuring ample parking. Main level offers an inviting open floor plan on the upper floor boasts living room provides the perfect setting for relaxation and entertainment illuminated by natural light streaming through large windows with a leading door to the backyard to enjoy beautiful sunshine with evening barbecues and soak in the vibrant atmosphere., while the modern kitchen, equipped with sleek stainless steel appliances-is a chef's delight featuring ceilings high cabinets, Gas-Stove, Chimney Hood Fan, corner pantry space for ample storage with a leading door to a SINGLE ATTACHED GARAGE. On the second level, you'll find three very spacious bedrooms including the luxurious primary bedroom boasts a spacious walk-in closet and a pristine ensuite, a well-appointed 2nd bathroom serves the other two bedrooms ensuring comfort and privacy for all occupants and laundry room completes this level. Lower level with rough ins is unspoiled and is awaiting your creative touches. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours - schedule a showing with your favorite realtor today before it's gone!**

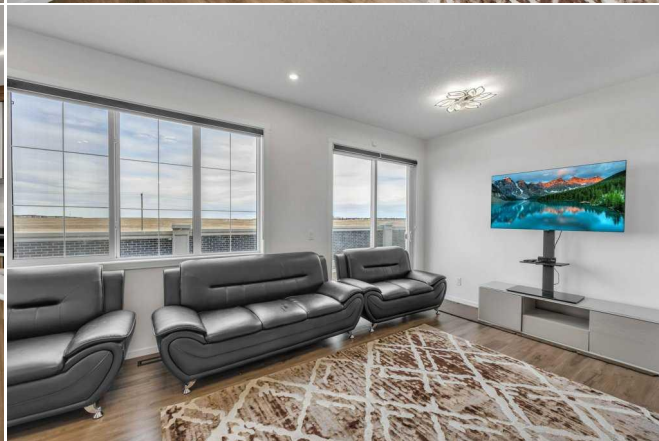
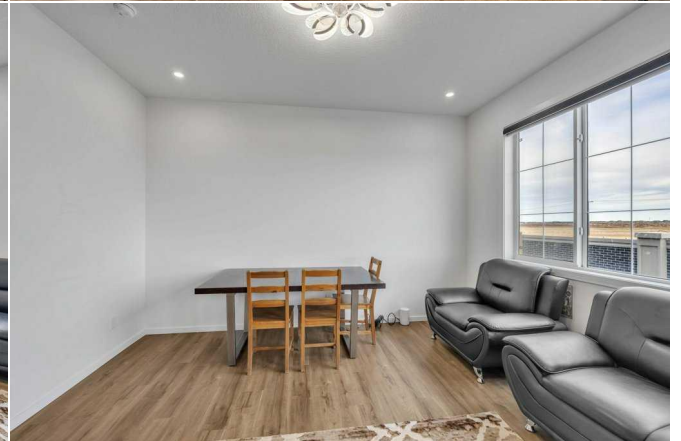
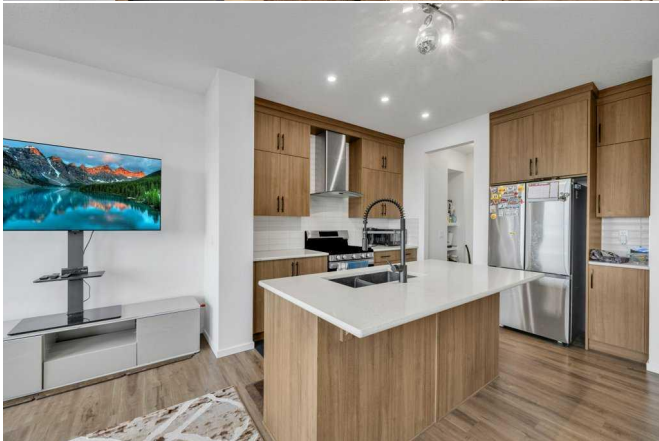
Inclusions:  
Property Listed By:

n/a  
**Prep Ultra**

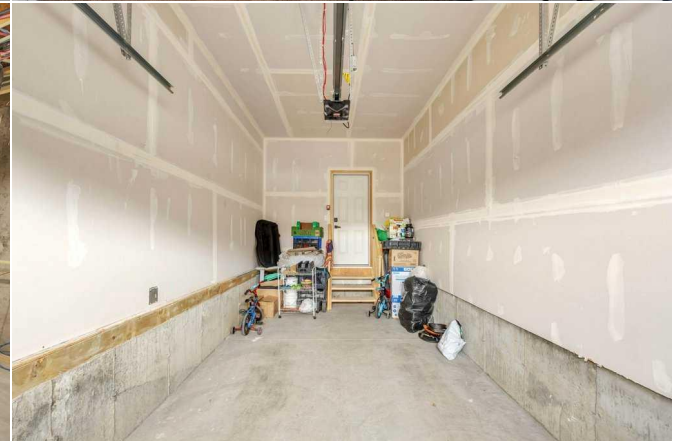
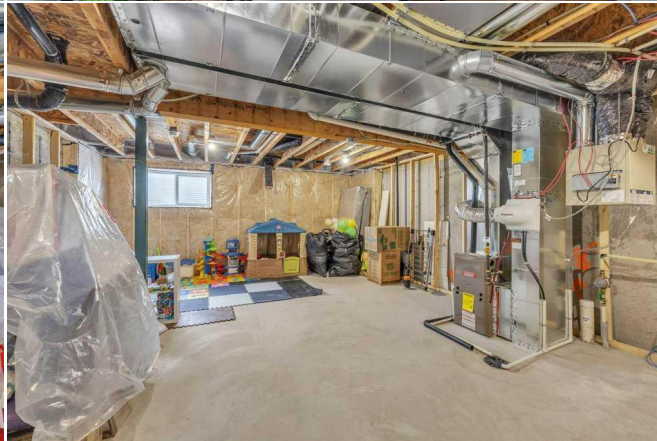
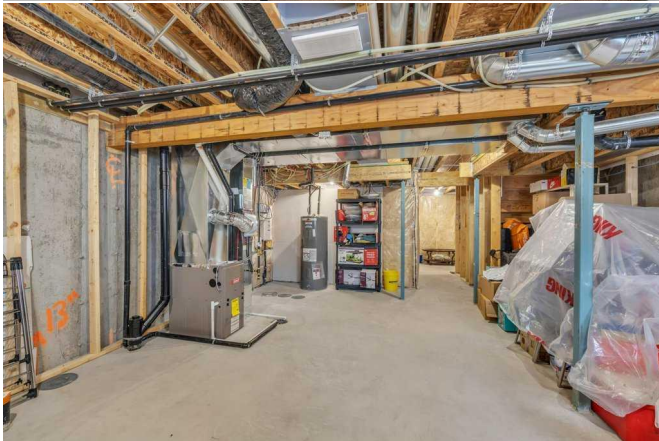
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**52 Cityline Sq NE, Calgary, AB**

Main Floor Exterior Area 638.36 sq ft  
Interior Area 613.90 sq ft  
Excluded Area 248.04 sq ft



PREPARED: 2024/11/12



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**52 Cityline Sq NE, Calgary, AB**

1st Floor Exterior Area 676.39 sq ft  
Interior Area 736.73 sq ft  
Excluded Area 6.33 sq ft



PREPARED: 2024/11/12



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.