



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 CITYSCAPE Terrace, Calgary T3N 0S2**

MLS®#: **A2177881**

Area: **Cityscape**

Listing Date: **11/06/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,712 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,515**

Low Sqft:

Ttl Sqft: **1,515**

DOM

**15**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>56`5" x 44`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>47`3" x 30`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>47`3" x 30`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>20`8" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>34`9" x 23`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>21`0" x 26`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>33`9" x 36`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>34`1" x 34`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>33`2" x 48`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1610289**

Remarks

Pub Rmks:

**OPEN HOUSE SUNDAY NOVEMBER 17th, 1:00 PM - 3:00 PM. Welcome to 90 Cityscape Terrace NE, a beautifully upgraded home designed for modern living. As you enter, you're greeted by an open-concept layout that seamlessly blends the spacious living room, dining area, and kitchen—ideal for both family time and entertaining. The main level features 9' ceilings, freshly painted walls, and high-quality finishes throughout. The fully upgraded kitchen boasts modern cabinetry, matching granite countertops, a gas range, and a water supply rough-in for a fridge upgrade. Upgraded tiles grace the porch, mudroom, kitchen, dining area, and bathrooms, while the living room offers luxurious high-quality hardwood flooring. You'll love the thoughtful details like a decorative high-efficiency chimney, custom titanium shelves in the pantry and closets, and upgraded full-height mirror doors on the main-level closets. The staircase is highlighted by wooden railings with decorative metal spindles, adding a touch of elegance to the home. Upstairs, you'll find three spacious bedrooms and a well-appointed common bathroom. The master suite features a private en-suite bathroom, offering a serene retreat with all the comforts you need. The exterior is just as impressive, with a decent-sized concrete patio featuring decorative tiles, perfect for outdoor living. There's also a 200+ sq. ft. kitchen garden ready for your green thumb. A gas outlet for BBQs is ready for summer cookouts. The oversized garage comfortably fits two SUVs and includes a brand-new garage door. Additional updates include a brand-new roof, gutters, and fascia, plus a drywalled, wired, and taped basement that's ready to be transformed into your ideal family or multipurpose space. This home is truly move-in ready with premium upgrades, thoughtful design, and plenty of space for comfortable living—don't miss out!**

Inclusions:  
Property Listed By:

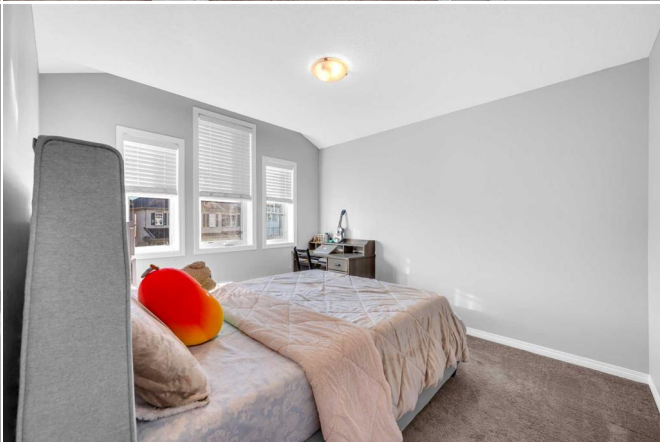
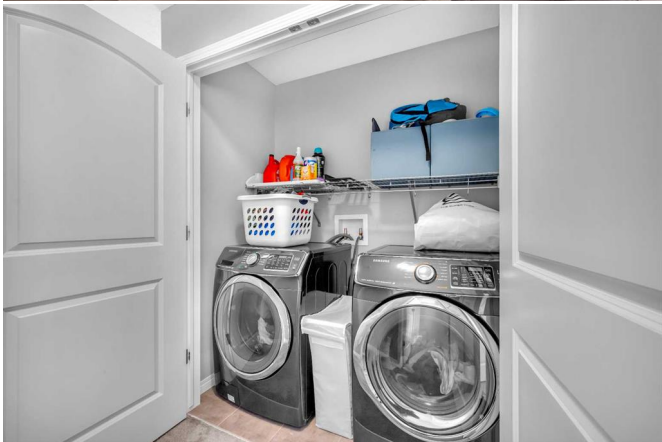
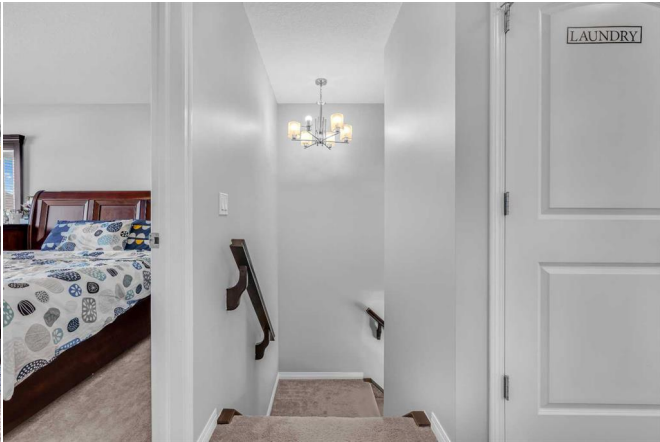
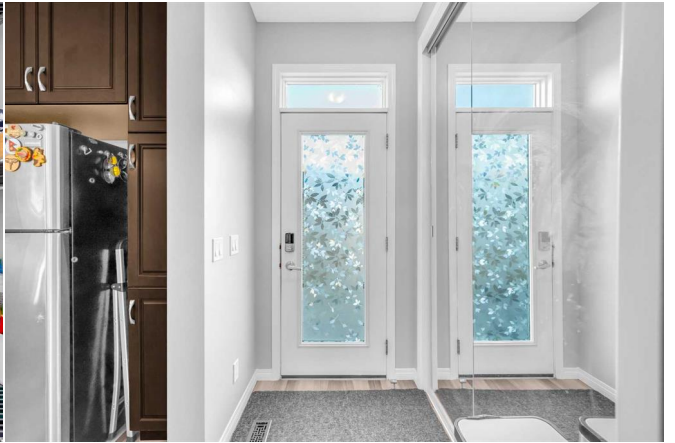
**N/A**  
**CIR Realty**

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









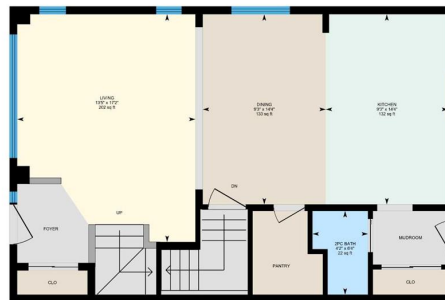




90 Cityscape Terrace NE, Calgary, AB

Main Floor Exterior Area 753.31 sq ft

Interior Area 689.24 sq ft



A horizontal scale bar with markings at 0, 3, and 6 meters. The bar is divided into segments by vertical lines, with alternating white and black segments.

PREPARED: 2024/11/07

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

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Upper Floor Exterior Area 762.28 sq ft

Interior Area 697.16 sq ft



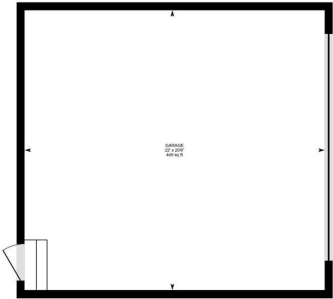
A horizontal scale bar with markings at 0, 3, and 6 cm.

PREPARED: 2024/11/07

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Detached Garage Excluded Area 449.23 sq ft



PREPARED: 2024/1/07

Notes: Figures are excluded from total floor area in GDSOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.