



THE
A-TEAM

**RE/MAX
FIRST**

90 CITYSCAPE Terrace, Calgary T3N 0S2

MLS®#: **A2177881**

Area: **Cityscape**

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

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Nov**

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:

Access:

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

DOM

45
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

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

Room	Level	Dimensions
Living Room	Main	56`5" x 44`3"
Dining Room	Main	47`3" x 30`6"
4pc Bathroom	Second	34`9" x 23`11"
Bedroom	Second	33`9" x 36`5"
Bedroom - Primary	Second	33`2" x 48`7"

Room	Level	Dimensions
Kitchen	Main	47`3" x 30`2"
2pc Bathroom	Main	20`8" x 13`9"
4pc Ensuite bath	Second	21`0" x 26`3"
Bedroom	Second	34`1" x 34`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1610289

Remarks

Pub Rmks:

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!

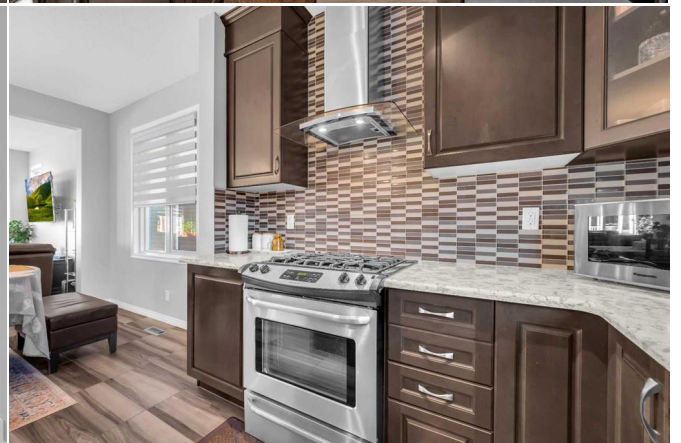
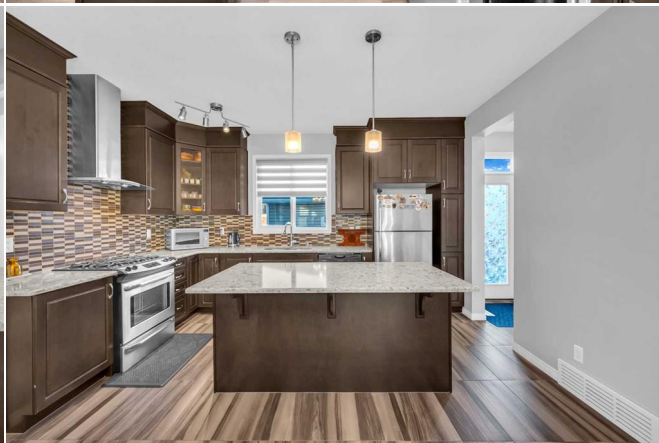
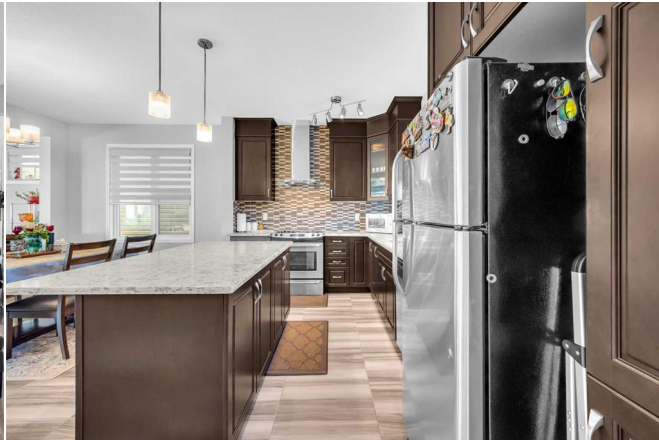
Inclusions:
Property Listed By:

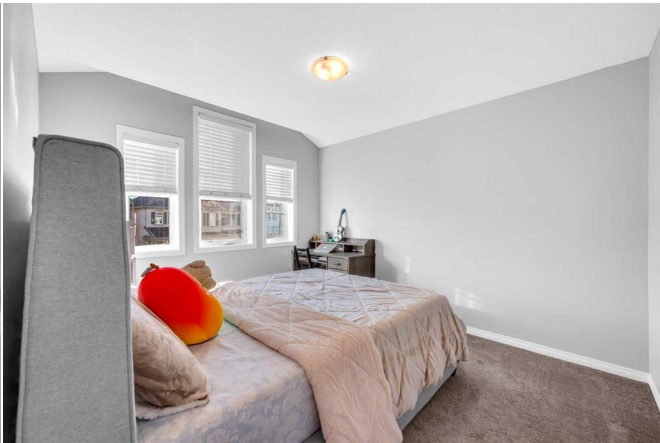
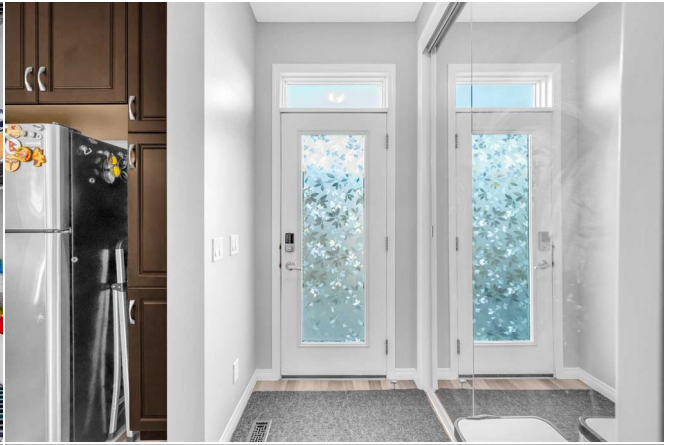
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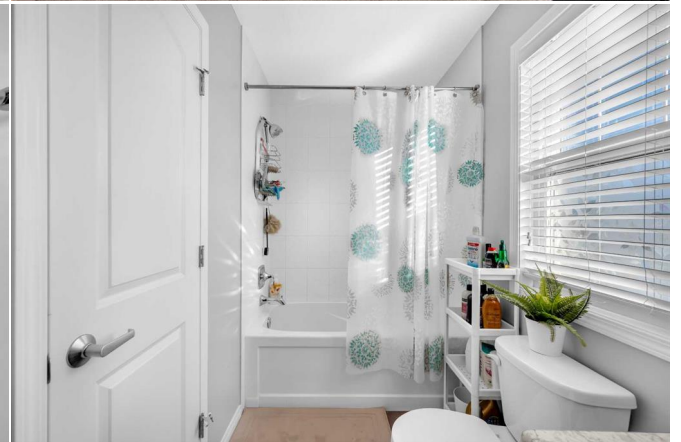
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

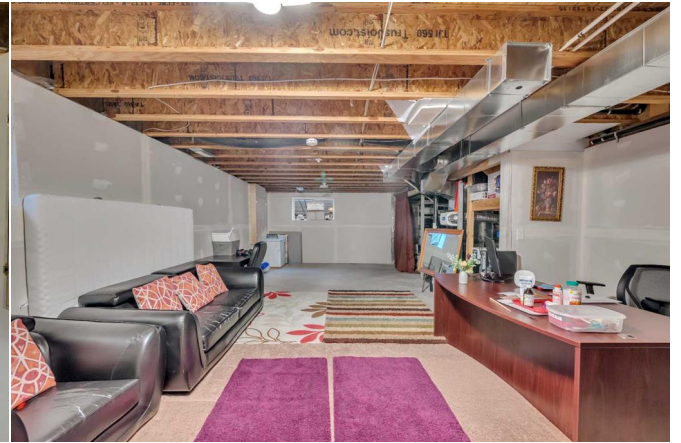






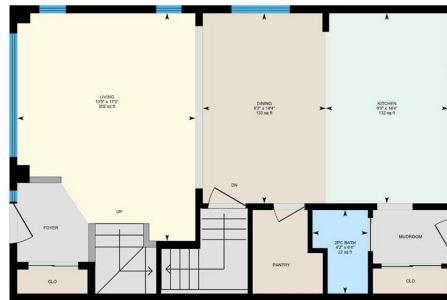






90 Cityscape Terrace NE, Calgary, AB

Main Floor Exterior Area 753.31 sq ft
Interior Area 582.24 sq ft



0 3 6 ft

PREPARED: 2024/11/07

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

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Upper Floor Exterior Area 782.28 sq ft
Interior Area 687.18 sq ft



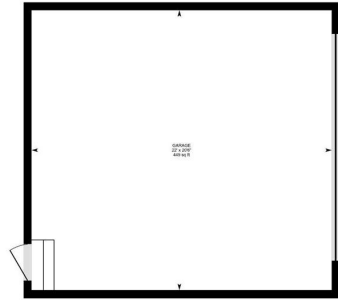
0 3 6 ft

PREPARED: 2024/11/07

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Detached Garage Excluded Area 449.23 sq ft



PREPARED: 2024/11/07



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