



THE
A-TEAM

**RE/MAX
FIRST**

194 CITYSCAPE Common, Calgary T3N0N7

MLS®#: **A2177931**

Area: **Cityscape**

Listing Date: **11/07/24**

List Price: **\$429,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,484**
Low Sqft:
Ttl Sqft: **1,484**

DOM

26
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **City Lot,Corner Lot**
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Stucco,Vinyl Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`6" x 13`5"
Dining Room	Second	10`3" x 8`0"
Living Room	Second	10`1" x 20`10"
4pc Ensuite bath	Third	8`1" x 4`10"
Bedroom	Third	11`8" x 8`3"

Room	Level	Dimensions
2pc Bathroom	Second	5`3" x 5`4"
Kitchen	Second	10`3" x 9`9"
4pc Bathroom	Third	4`10" x 7`11"
Bedroom	Third	10`1" x 9`1"
Bedroom - Primary	Third	11`8" x 13`6"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1511109**

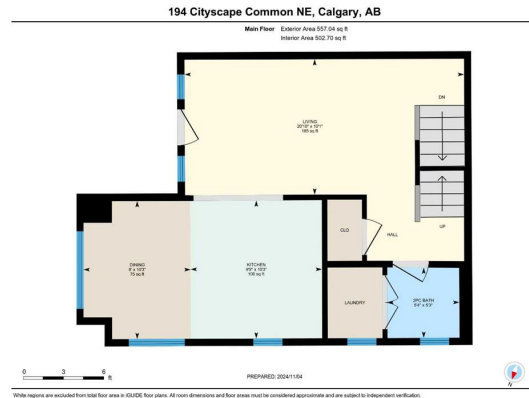
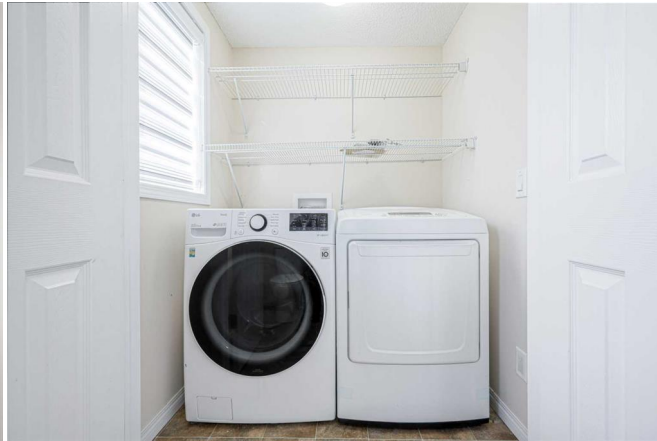
Remarks

Pub Rmks: **Welcome to this breathtaking 4 bedroom, 2.5 bathroom corner townhouse, perfectly situated in a prime location, close to the Airport and all amenities! Enjoy the best of both world - tranquility and convenience. Key Features:* - 4 spacious bedrooms with large closets and plenty of natural light - 2.5 bathrooms, perfect for family or roommates - Attached garage with direct access - Corner unit with stunning west-facing views - High ceilings and large windows for an airy feel - Private balcony for outdoor entertaining and relaxation - Open concept living, dining, and kitchen area - No carpet throughout; stylish laminate flooring**

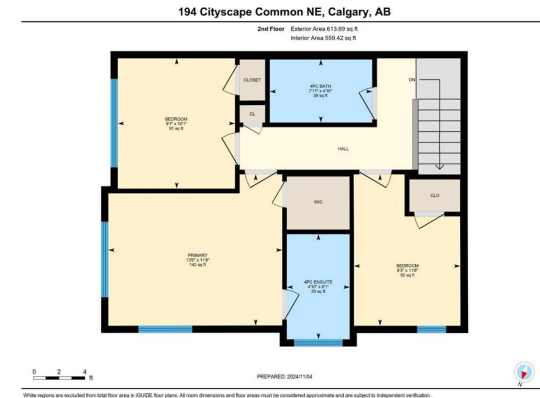
Inclusions: **NA**
Property Listed By: **eXp Realty**

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





White 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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194 Cityscape Common NE, Calgary, AB

Lower Floor Exterior Area 233.47 sq ft
 Interior Area 267.33 sq ft
 Excluded Area 278.99 sq ft



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