



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 CITYLINE Mount, Calgary T3N 2N7**

MLS® #: **A2179652**      Area: **Cityscape**      Listing Date: **11/21/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,946 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,877**  
 Low Sqft:  
 Ttl Sqft: **1,877**

DOM

**30**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Tankless Water Heater**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`9" x 7`8"
Kitchen	Main	15`9" x 11`10"
Bedroom	Second	10`6" x 9`4"
Bedroom	Second	12`3" x 9`5"
4pc Ensuite bath	Second	8`3" x 7`10"
4pc Bathroom	Basement	7`10" x 4`11"
Kitchen	Basement	8`3" x 6`10"

Room	Level	Dimensions
Living Room	Main	15`4" x 14`6"
Bedroom - Primary	Second	15`9" x 13`9"
Bedroom	Second	11`4" x 11`2"
Bedroom	Basement	9`1" x 9`0"
4pc Bathroom	Second	13`3" x 5`3"
2pc Bathroom	Main	8`11" x 2`11"
Dining Room	Basement	14`4" x 8`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410415**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Charming Home in Cityscape! Nestled in the heart of Calgary's vibrant northeast community, this home offers a perfect blend of modern comfort and suburban charm. Featuring 4 + 1 spacious bedrooms, 3 1/2 bathrooms, and an open-concept layout, this property is ideal for families or professionals seeking convenience and style. The bright, sunlit living areas flow seamlessly into a well-appointed kitchen, complete with contemporary finishes and ample storage. Loaded with upgrades including: fully finished legal basement suite, kitchen/bathroom counters, soft-close cabinets and drawers, kitchen sink, railing with metal spindles, pot lights, fireplace, stand up shower and double vanity in master bedroom, tv ready wall in living room, 5" baseboard with 3 1/2" trim, gas line for BBQ and future gas range, water line for the refrigerator, knock-down ceiling and much more. Outdoors, enjoy a private backyard perfect for entertaining or relaxing. Located close to future schools, parks, shopping centers, and major transportation routes, this home is a rare find in a sought-after neighborhood. Don't miss the opportunity to make this house your new home!**

Inclusions:  
Property Listed By: **N/A**  
**TREC The Real Estate Company**

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



















