

6 CITYSCAPE Avenue, Calgary T3N 0W6

MLS®#: **A2180325** Area: **Cityscape** Listing **11/20/24** List Price: **\$409,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$10k, 07-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **950 sqft**
 Lot Shape:

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Front Yard,Landscaped**
 Park Feat: **Insulated,Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Laminate Counters,Low Flow Plumbing Fixtures,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`8" x 6`7"	Storage	Main	5`11" x 5`1"
Furnace/Utility Room	Main	5`7" x 5`1"	Dining Room	Upper	8`3" x 12`0"
Kitchen	Upper	14`3" x 10`3"	Living Room	Upper	12`1" x 12`0"
Laundry	Upper	5`0" x 3`7"	Bedroom - Primary	Second	14`9" x 10`11"
Bedroom	Second	10`4" x 8`1"	Bedroom	Second	12`8" x 7`11"
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$238

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1511109**

Remarks

Pub Rmks: **CONTEMPORARY & BRIGHT TOWNHOME FEATURES 3 BEDROOMS 1 1/2 BATHS TOWNHOME NESTLED IN QUIET AREA OF DESIRABLE CITYSCAPE WITH CONDO FEES ONLY \$238/MO. Open concept, MODERN KITCHEN finished in rich tones comes with NEW STAINLESS STEEL APPLIANCES. Convenient cupboard pantry for extra storage. EAT-AT COUNTER for extra seating! Large living and dining rooms makes entertainment easy. Extra space for buffet or china cabinet. ABUNDANCE OF SOUTH-FACING WINDOWS floods the living and dining rooms with sunshine. Step out through the french door to the large upper-deck, finished in dura-deck and glass panel/aluminum railings. You'll love the gorgeous VIEW OF THE MOUNTAINS AND CITY SKYLINE from your deck. Sleek VINYL PLANK FLOORING and ceramic tile complete this main living area. Convenient stacking front-load washer & dryer located on this floor as well, in its own SEPARATE LAUNDRY CLOSET. Three bedrooms up include a generous master bedroom with window bench and large closet. Two additional bedrooms for the kids or home office! All windows throughout come with NEW BLINDS. Full four-piece contemporary bath up services the three bedrooms. Front foyer easily handles family gatherings and you'll love the SUPER-LARGE WALK-IN CLOSET to keep the kid's coats and backpacks nicely tucked away! Lots of storage under the stairs and in the utility room. FULLY INSULATED OVER-SIZED SINGLE ATTACHED GARAGE along with a concrete front driveway - accomodates parking for two vehicles. Abundance of street parking available across from the townhome as well as about 50 feet away on the side street. Large park area for the kids at the end of the street. CONVENIENT BUS STOP just a 2 minute walk from the townhome and literally 5 minute walk to McDonald's, Starbucks and 7-Eleven, as well as many other services and conveniences in the local community shopping area. Friendly neighborhood. Immediate possession availble - freshly painted throughout so you can move in today! Put this on your list.**

Inclusions:
Property Listed By: **n/a**
Chickadee Realty & Design

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











