



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178 CITYSIDE Grove, Calgary T3N 1C9**

MLS®#: **A2182497**      Area: **Cityscape**      Listing Date: **12/05/24**      List Price: **\$569,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **1,722 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,481**  
 Low Sqft:  
 Ttl Sqft: **1,481**

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 15`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 7`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 13`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 9`10"</b>	<b>Family Room</b>	<b>Second</b>	<b>12`1" x 9`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`2" x 7`2"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 7`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010405**

Zoning:  
**DC**

Remarks

Pub Rmks: **THIS ROW TOWN HOUSE IS VACANT - MOVE IN CONDITION - NO CONDO FEES - AVAILABLE FOR IMMEDIATE POSSESSION. STAINLESS STEEL APPLIANCES AND GAS STOVE. THIS HOME OFFERS DOUBLE ATTACHED GARAGE - FRONT PORCH. MAIN FLOOR COMES WITH OPEN LIVING ROOM - KITCHEN - DINING AND TWO PIECE BATH. UPPEEN LEVEL HAS HUGE MASTER BED ROOM - 4PCE ENSUITE - FAMILY ROOM - LAUNDRY ROOM - 2ND 4PCE BATH ROOM - TWO ADDITIONAL BED ROOMS. BASEMENT IS UNFINISHED AND OPEN FOR DEVELOPMENT TO ADD ADDITIONAL LIVING SPACE. THIS HOME IS CLOSE TO SHOPPING, BUSES, PLALGROUND AND PARK. MUST BE SEEN TO BE APPRECIATED.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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







