



THE A-TEAM

RE/MAX FIRST

148 CITYSCAPE Row, Calgary T3N 0S9

MLS@#: A2183031 Area: Cityscape Listing Date: 12/10/24 List Price: \$529,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 1,334 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,476
Low Sqft:
Ttl Sqft: 1,476

DOM
11
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Cul-De-Sac, Few Trees, Front Yard, Lawn
Park Feat: Alley Access, Covered, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Off Street, On Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Composite Siding, Concrete, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, 2pc Bathroom, Bedroom, Bedroom - Primary, 4pc Bathroom, Kitchen, Family Room, Bedroom, and 4pc Ensuite bath.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1512415**

Remarks

Pub Rmks:

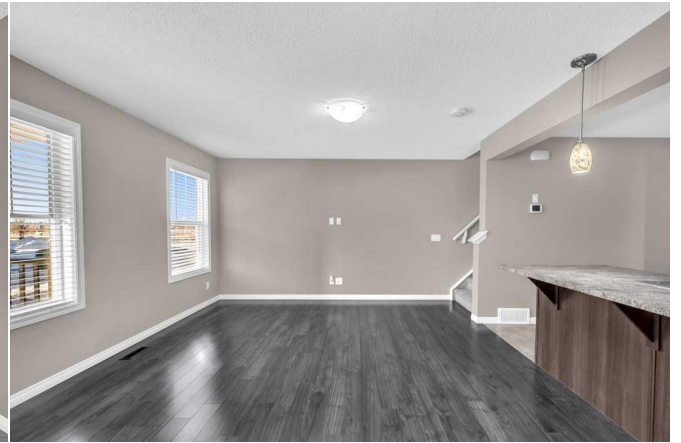
**Welcome home to this NO CONDO FEES row-townhouse and a DOUBLE CAR ATTACHED GARAGE, located in the vibrant Cityscape community in Northeast Calgary. This home offers a perfect combination of modern luxury and everyday convenience, making it an ideal opportunity for first-time homebuyers or investors. Step onto the inviting front porch or enjoy the spacious back balcony - perfect for sipping coffee in the morning or hosting a BBQ during the summer. Inside, the main floor features an open concept design, seamlessly connecting the kitchen, dining area, and living room, creating an ideal space for entertaining, relaxing, and everyday living. The kitchen is equipped with stainless steel appliances, ample cabinet and counter space, perfect for meal prep, cooking, and storage. A convenient 2-piece bathroom and direct access to the double attached garage complete the main level. The upper floor is equally impressive, with a spacious bonus room that leads out to a peaceful balcony, a laundry room, a 4-piece bathroom, and 3 generous-sized bedrooms. The primary bedroom includes a large walk-in closet and a private 4-piece ensuite. The unfinished basement provides plenty of storage space and comes with roughed-in plumbing, ready for your personal touch and future development. Don't miss this fantastic opportunity! Contact your favorite realtor today to schedule a private showing.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

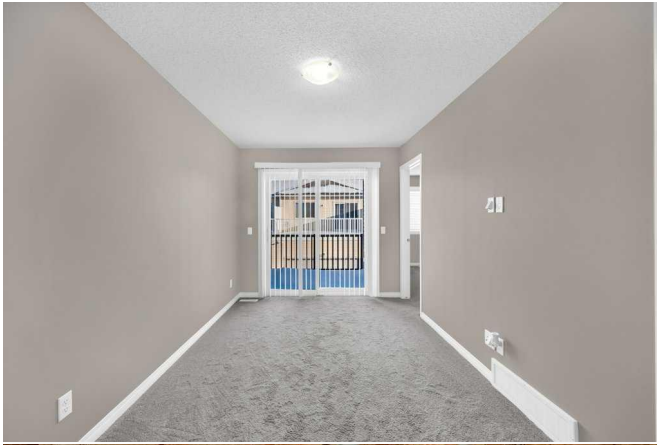
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

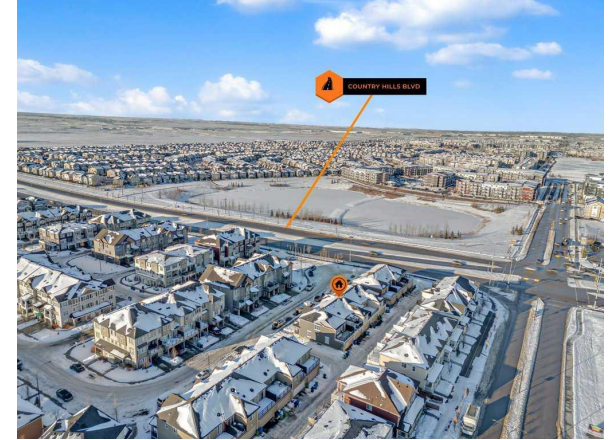
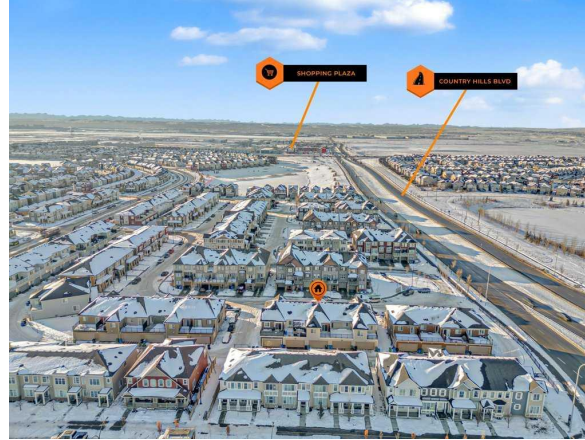
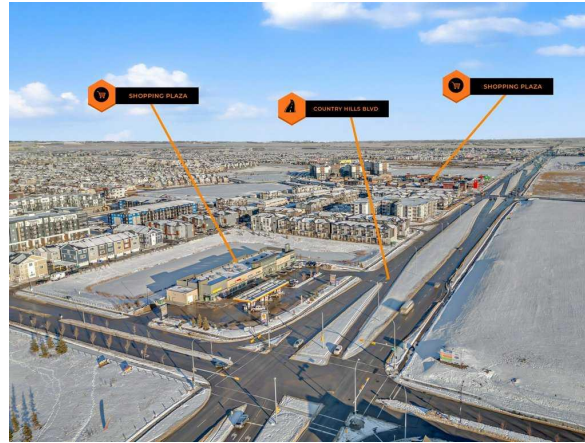
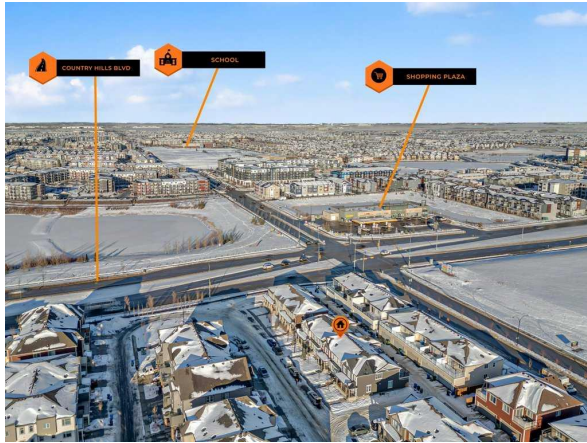












**148 Cityscape Row NE, Calgary, AB**

Main Floor Exterior Area 347.68 sq ft  
Interior Area 214.12 sq ft  
Excluded Area 425.85 sq ft



PREPARED: 2024/12/06



White regions are excluded from total floor area in GIS/DCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**148 Cityscape Row NE, Calgary, AB**

Upper Floor Exterior Area 308.50 sq ft  
Interior Area 625.26 sq ft



PREPARED: 2024/12/06



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