



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 CITYSCAPE Boulevard, Calgary T3N 0W7**

MLS®#: **A2183179**

Area: **Cityscape**

Listing Date: **12/11/24**

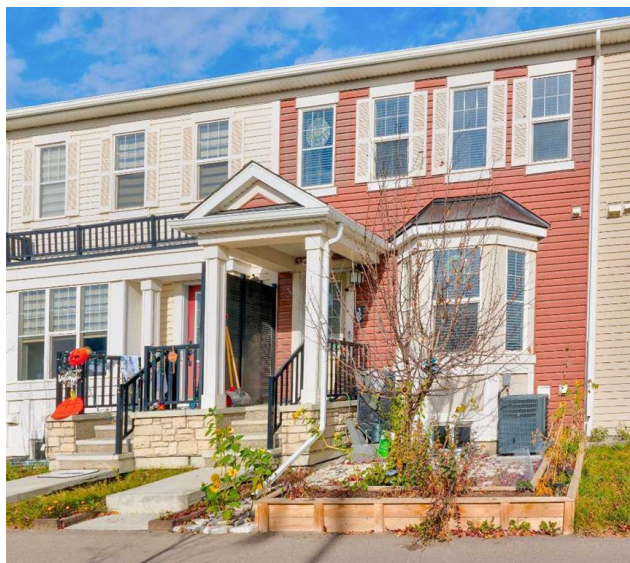
List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **+\$25k, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,280 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,337**  
Low Sqft:  
Ttl Sqft: **1,337**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting**  
Park Feat: **Additional Parking,Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2` 10" x 6` 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8` 3" x 9` 6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8` 5" x 8` 10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13` 11" x 17` 5"</b>

4pc Bathroom  
Bonus Room  
4pc Ensuite bath  
Bedroom - Primary

Second  
Second  
Second  
Second

6`7" x 7`8"  
8`8" x 13`5"  
4`11" x 9`2"  
10`1" x 13`1"

Bedroom  
Storage  
Bedroom

Second  
Basement  
Second

10`1" x 8`10"  
18`9" x 26`6"  
8`8" x 12`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1611884

Zoning:  
DC

Remarks

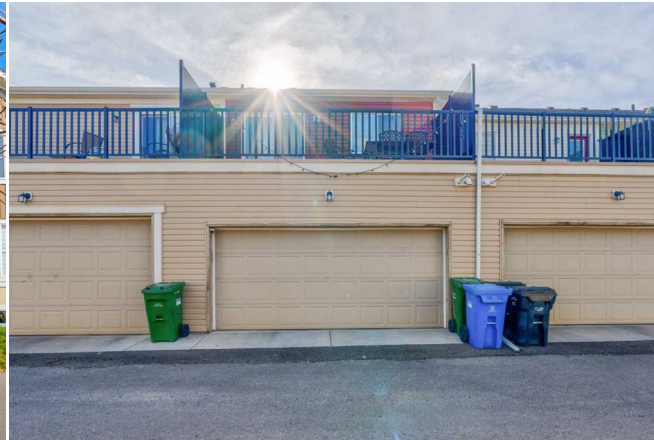
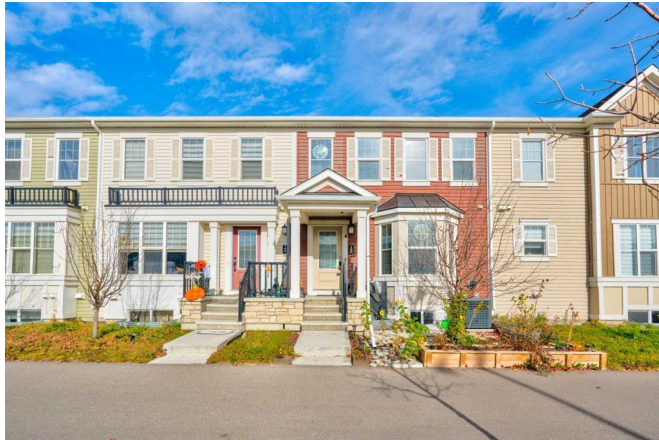
Pub Rmks:

**HUGE VALUE! NO CONDO FEES! Quick Possession available! Welcome to Cityscape, you've found the LOWEST priced family home with GARAGE, AIR CONDITIONING and more upgrades ready for you. This 3 bedroom + bonus room, 2.5 bath home with laundry upstairs has everything you need. Large living room and dining room for family gatherings. Enjoy the galley-style kitchen with upgraded appliances including a GAS stove, and a large eating bar. The GRANITE countertops throughout and LVP flooring add a touch of style. This home also includes a DOUBLE attached garage, fully INSULATED & drywalled, with storage shelves for easy organization. Air conditioning for those warm summer days. Upstairs, the bonus room opens to a large private patio, perfect for the family to play, sunbathe, or eat outdoors. The basement is awaiting your design and has plumbing ready for a future bathroom and an egress window, allowing you to expand your living space. Surrounded by a 115-acre reserve, Cityscape offers chances to hike and bike, with parks and playgrounds nearby. The area also boasts excellent schools and is close to Sunridge Mall and CrossIron Mills for shopping. Don't miss this chance to live in a popular Calgary neighborhood. Schedule your visit today!**

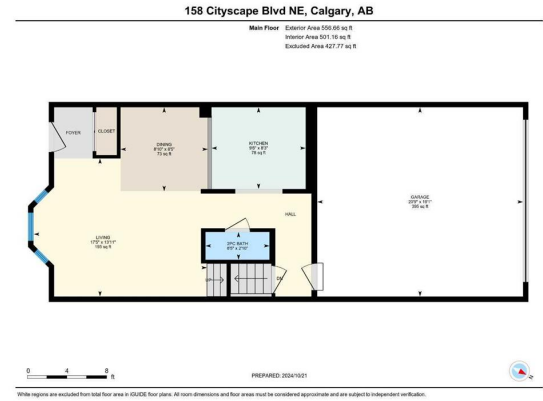
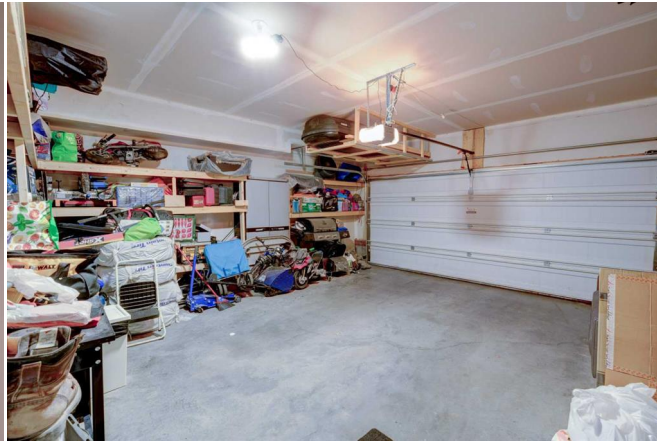
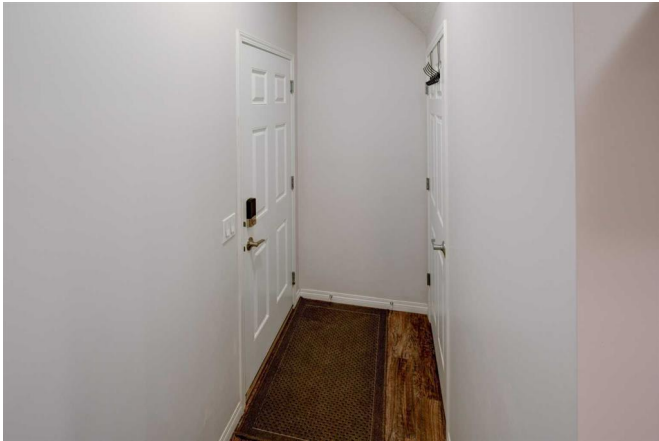
Inclusions:  
Property Listed By:

N/A  
Real Broker

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







158 Cityscape Blvd NE, Calgary, AB

2nd Floor Exterior Area 750.75 sq ft  
Interior Area 713.99 sq ft



