



THE
A-TEAM

**RE/MAX
FIRST**

103 CITYSIDE Terrace, Calgary T3N1E2

MLS®#: **A2183405**

Area: **Cityscape**

Listing Date: **12/13/24**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,479

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,479

Lot Information

Lot Sz Ar:

1,625 sqft

Lot Shape:

DOM

50

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Level,Rectangular Lot

Park Feat:

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Central

Sewer:

Ext Feat:

Private Entrance

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Dishwasher,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Double Vanity,Granite Counters,Kitchen Island,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`2" x 13`0"	Bedroom	Upper	10`1" x 9`3"
Bedroom	Upper	10`1" x 9`4"	4pc Bathroom	Upper	7`6" x 8`1"
2pc Bathroom	Main	5`2" x 5`6"	4pc Bathroom	Suite	10`7" x 5`7"
3pc Bathroom	Basement	4`11" x 7`11"	Game Room	Basement	14`9" x 17`10"
Bonus Room	Upper	14`9" x 11`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **201040**

Zoning: **DC**

Remarks

Pub Rmks: ****Back on market due to Financing** Welcome to this stunning duplex in the beautiful community of Cityscape, Calgary! This meticulously designed home offers the perfect blend of comfort, style, and convenience. The upper level boasts 3 spacious bedrooms, including a luxurious master bedroom with an ensuite, a good-sized bonus room, and a total of 3 full bathrooms and 1 half bath throughout the home. The upgraded kitchen features modern finishes and top-of-the-line appliances, while the beautifully upgraded washrooms elevate the home's sophistication. The finished basement adds immense value, featuring a large recreational area with a wet bar, an upgraded steam shower full bath, and ample space for entertaining or relaxing. It can easily be converted to 4th bedroom. The property also includes a double attached rear garage for your convenience. Situated in a prime location, you'll be within walking distance to Starbucks, gas stations, fast food outlets, and popular restaurants. Plus, you're just minutes from Airport Trail, Metis Trail, and Stoney Trail, ensuring easy access to the rest of the city. This is a must-see property, perfect for first-time homebuyers or investors. Don't miss your chance—call your favourite REALTOR® today to book a showing!**

Inclusions: **None**
 Property Listed By: **MaxWell Central**

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







