



THE
A-TEAM

**RE/MAX
FIRST**

73 CITYSCAPE Gardens, Calgary T3N0N6

MLS®#: **A2183653** Area: **Cityscape** Listing Date: **01/06/25** List Price: **\$709,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,735 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,820**
 Low Sqft:
 Ttl Sqft: **1,820**

DOM
3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,ENERGY STAR Qualified Refrigerator,Garage Control(s),Gas Range,Microwave,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`8" x 6`9"	Dining Room	Main	10`3" x 9`11"
Kitchen	Main	10`3" x 8`9"	Living Room	Main	13`2" x 18`8"
4pc Bathroom	Second	7`8" x 6`3"	5pc Ensuite bath	Second	8`11" x 9`8"
Bedroom	Second	13`3" x 16`8"	Bedroom	Second	12`3" x 9`11"
Family Room	Second	10`4" x 13`6"	Bedroom - Primary	Second	14`8" x 17`0"
4pc Ensuite bath	Basement	4`11" x 8`5"	Other	Basement	4`10" x 9`1"
Bedroom	Basement	12`9" x 9`0"	Game Room	Basement	12`9" x 25`11"

Furnace/Utility Room

Basement

9`10" x 16`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1412395

Zoning:

DC

Remarks

Pub Rmks:

Welcome to Cityscape, in the Heart of Calgary, NE. This stunning house is fully finished with all the amenities required to call it a Home Sweet Home. As you enter, you'll appreciate the open-concept design. The spacious living room features a fireplace and overlooks a backyard with no rear neighbours, adding to its appeal. The kitchen has a central island, a gas range, and energy-star qualified appliances. Adjacent to the kitchen, the dining area provides a view of the deck with a gazebo. A convenient 2-piece bathroom completes the main floor. The main bedroom is inviting, featuring a tray ceiling and a luxurious 5-piece ensuite. The second floor boasts a generously sized bonus room, a full bathroom, and two well-proportioned bedrooms. The central railing on the stairs enhances the home's aesthetic. The basement is also finished and includes an additional bedroom, a secondary kitchen, and a living room. The basement has the laundry, but it can be moved upstairs, as the current owners use the area as a closet. All in all, this house is a fantastic package deal. Don't miss out; call your favourite realtor to schedule a private showing today!!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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













