



THE
A-TEAM

**RE/MAX
FIRST**

35 CITYSCAPE Row, Calgary T3N 0W6

MLS® #: **A2183703** Area: **Cityscape** Listing Date: **01/09/25** List Price: **\$420,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**
 Utilities and Features

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

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Lower	15`10" x 7`1"	2pc Bathroom	Lower	8`1" x 2`11"
Dining Room	Main	11`5" x 11`11"	Kitchen	Main	19`4" x 7`6"
Living Room	Main	13`0" x 12`1"	4pc Bathroom	Upper	7`8" x 5`11"
4pc Ensuite bath	Upper	8`6" x 4`11"	Bedroom	Upper	9`5" x 9`5"
Laundry	Upper	6`4" x 5`11"	Bedroom - Primary	Upper	15`4" x 10`5"

Legal/Tax/Financial

Condo Fee: **\$207** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

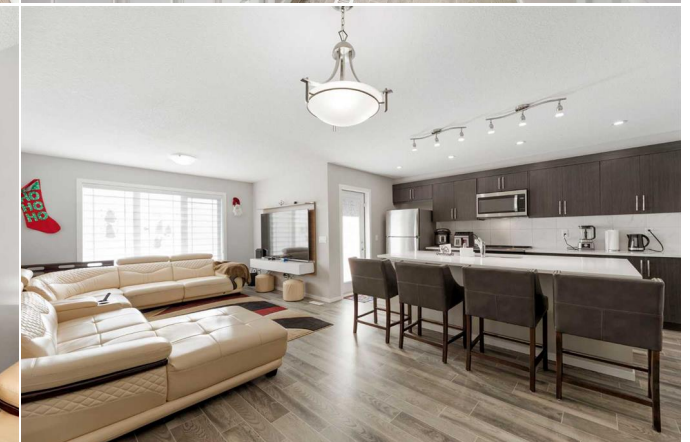
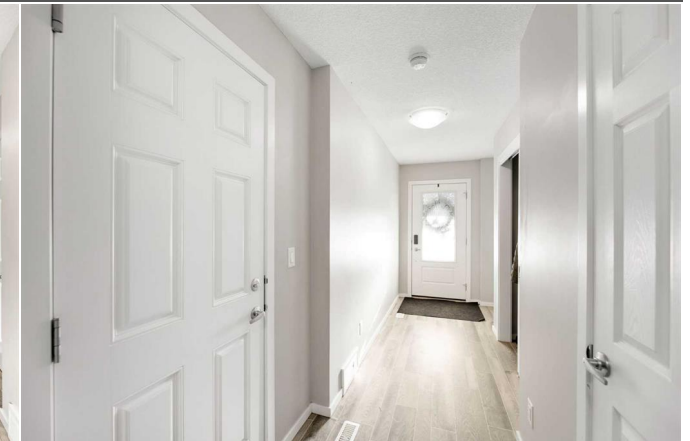
Legal Desc: 1612184

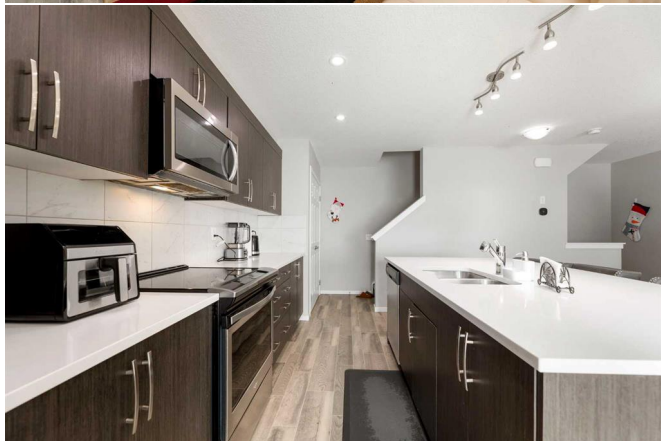
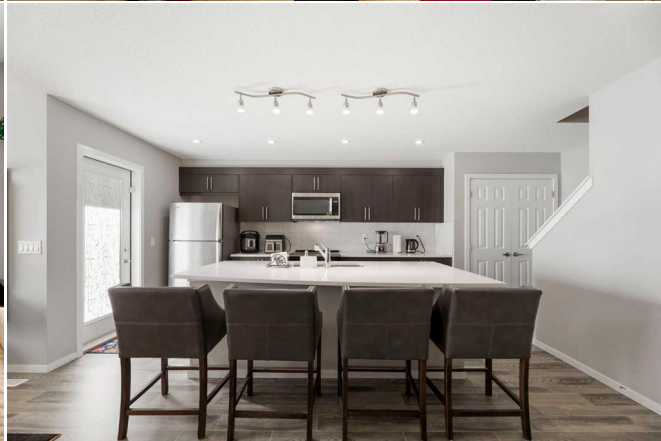
Remarks

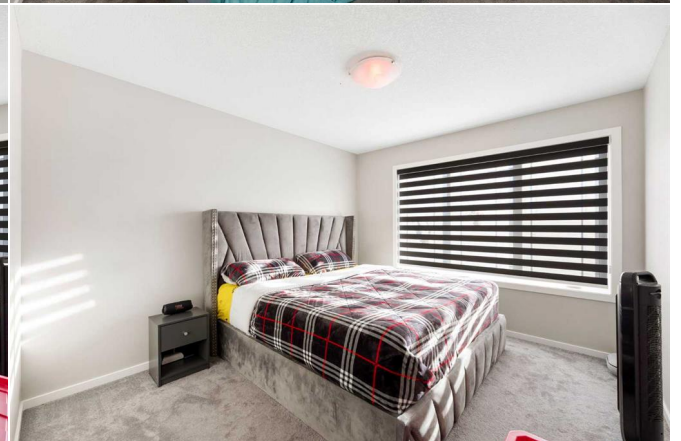
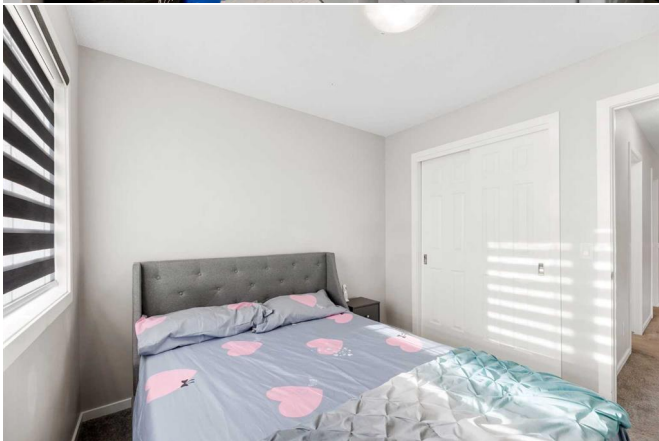
Pub Rmks: **Step into elegance with this beautifully designed home that promises both style and functionality. Enter through a spacious foyer, complete with a convenient half bath. The main floor offers ample space for dining and relaxation, featuring a generous living room and a Fully equipped kitchen complete with a massive island and seating - perfect for cooking and entertaining. Upstairs, enjoy the convenience of a dedicated laundry room, steps away from the bedrooms, a versatile spare bedroom, and a full bathroom. The primary suite is a true retreat, boasting a private ensuite and walk-in closet. There is ample storage space in the utility room (below grade). Come discover vibrant living in Cityscape, close to shopping, schools, city transit, cafe's, and parks. Don't miss the opportunity to make this exquisite house your home. Book your showing today!**

Inclusions:
Property Listed By: **Living Room Wall Mount
Royal LePage Benchmark**

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









35 Cityscape Row NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1387.09 sq ft



Entry Level
Exterior Area 222.85 sq ft

Main Level
Exterior Area 1164.24 sq ft

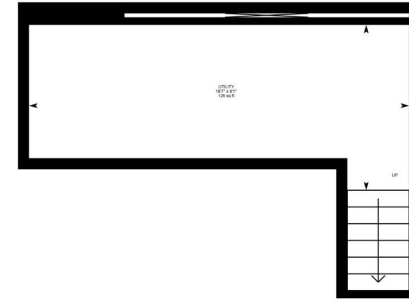
PREPARED: 2024/12/14

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



35 Cityscape Row NE, Calgary, AB

Basement (Below Grade): Exterior Area 35.82 sq ft
Excluded Area 148.27 sq ft



Basement (Below Grade)
Exterior Area 35.82 sq ft
Excluded Area 148.27 sq ft

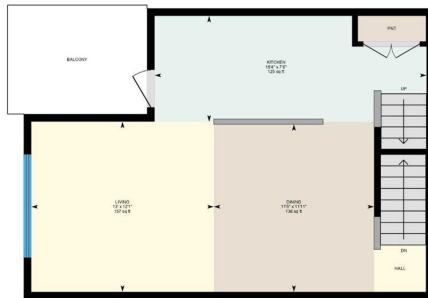
PREPARED: 2024/12/14

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



35 Cityscape Row NE, Calgary, AB

Main Level: Exterior Area 538.02 sq ft
Interior Area 465.09 sq ft



PREPARED: 2024/12/14

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



35 Cityscape Row NE, Calgary, AB

Entry Level: Exterior Area 222.85 sq ft
Interior Area 175.56 sq ft
Excluded Area 287.79 sq ft



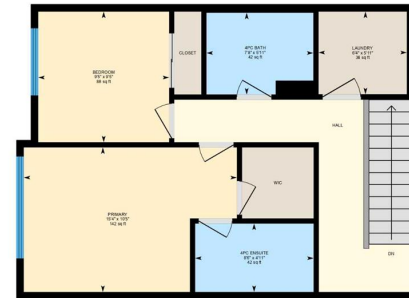
PREPARED: 2024/12/14

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



35 Cityscape Row NE, Calgary, AB

Upper Level: Exterior Area 500.22 sq ft
Interior Area 550.65 sq ft



PREPARED: 2024/12/14

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

