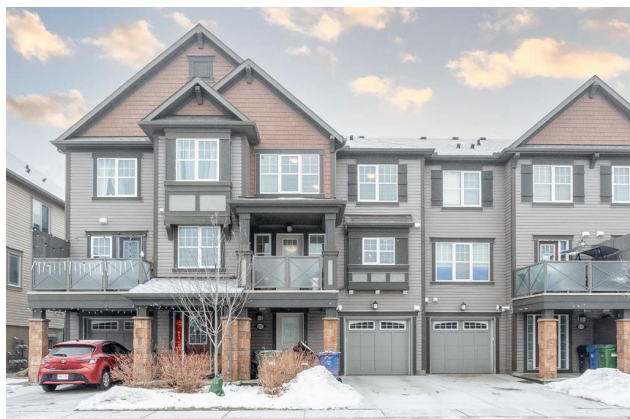


147 CITYSCAPE Row, Calgary T3N0W5

MLS®#: **A2183913** Area: **Cityscape** Listing Date: **12/20/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,281**
 Low Sqft:
 Ttl Sqft: **1,281**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`7" x 9`9"	Dining Room	Main	10`0" x 9`0"
Living Room	Main	13`6" x 12`4"	Laundry	Upper	5`3" x 3`1"
Foyer	Lower	12`2" x 8`1"	Bedroom - Primary	Upper	13`6" x 10`0"
Bedroom	Upper	10`2" x 9`9"	Walk-In Closet	Upper	5`5" x 5`5"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$199

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612184**

Remarks

Pub Rmks: **Welcome to this beautiful townhouse located in the desirable community of Cityscape! Featuring over 1,281 sq ft of fully developed livable space, 2 bedrooms and 2.5 bathrooms this home has all the space for your family's needs. The stylish yet functional kitchen is finished with gleaming white QUARTZ countertops, STAINLESS steel appliances and plenty of beautiful cabinets throughout. This floor also features an OPEN-CONCEPT living room, a 2-pc bathroom, dining area and a spacious balcony. Upstairs you will find the 2 large bedrooms, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. Another 4-pc bathroom and UPSTAIRS LAUNDRY complete this level. A single ATTACHED garage with plenty of storage space and a full driveway for a 2nd vehicle ensure all your parking needs are taken care of. Located close to multiple shops, grocery stores, public transportation routes and with easy access to the rest of the city via Country Hills Blvd, Metis Trail and Stoney Trail, this home is a must see! Call to book your private showing today.**

Inclusions:
Property Listed By: **TV Mount
eXp Realty**

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





