



THE
A-TEAM

**RE/MAX
FIRST**

14 CITYSCAPE Grove, Calgary T3N 0M7

MLS®#: **A2184145**

Area: **Cityscape**

Listing Date: **12/19/24**

List Price: **\$640,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,900 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Level, Private**
Park Feat: **Driveway, Single Garage Attached**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Playground, Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Ceiling Fan(s), Chandelier, Granite Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`2" x 6`0"
Kitchen	Main	8`8" x 13`0"
4pc Bathroom	Second	6`1" x 8`6"
Bedroom	Second	10`9" x 11`2"
Bedroom - Primary	Second	13`0" x 12`2"
Bedroom	Basement	10`1" x 9`3"
Furnace/Utility Room	Basement	6`7" x 7`7"

Room	Level	Dimensions
Dining Room	Main	8`8" x 9`6"
Living Room	Main	15`6" x 20`4"
4pc Ensuite bath	Second	9`1" x 5`8"
Bedroom	Second	10`9" x 12`2"
3pc Bathroom	Basement	8`1" x 4`5"
Game Room	Basement	16`1" x 17`5"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1510507

Remarks

Pub Rmks: **Charming Family Home in the Heart of Cityscape - 14 Cityscape Grove NE, Calgary** Welcome to this stunning single-family front-drive home located in the highly sought-after community of Cityscape. With nearly 1,500 square feet above grade, this thoughtfully designed home boasts 3 spacious bedrooms, 2.5 baths, and a perfect blend of style and functionality. The main floor offers an inviting open-concept layout, ideal for entertaining or family gatherings. Large windows bathe the space in natural light, while the modern kitchen features ample counter space and storage. Upstairs, you'll find a serene primary suite complete with a walk-in closet and ensuite, along with two additional bedrooms and a full bath—perfect for growing families. The finished basement adds even more versatility, featuring a bedroom, full bath, and a rec room that can easily be converted into an income-producing suite for extra revenue or a private guest area. (A secondary suite would be subject to approval and permitting by the city/municipality) Enjoy outdoor living with a fenced backyard, perfect for kids or pets, a front porch for morning coffee, and a rear deck for summer BBQs. The attached single garage offers convenience, while the location is unbeatable—steps away from Cityscape Square Plaza, home to top retailers and incredible dining options. Whether you're looking for a place to call home or an investment opportunity, this property checks all the boxes. Don't miss your chance—schedule a viewing today! Your future home awaits!

Inclusions:
Property Listed By:

BASEMENT FRIDGE INCLUDED
PREP Realty

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









