



THE
A-TEAM

**RE/MAX
FIRST**

10525 CITYSCAPE Drive, Calgary T3N 1B4

MLS®#: **A2184330**

Area: **Cityscape**

Listing Date: **12/30/24**

List Price: **\$535,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **1,410 sqft**
Lot Shape:

Access:

Lot Feat: **Few Trees,Lawn,Level,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,On Street**

DOM

23
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Recessed Lighting,Stone Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`2"
Kitchen	Main	8`3" x 10`8"
4pc Bathroom	Upper	6`6" x 7`7"
Bedroom	Upper	9`11" x 10`1"
Family Room	Upper	8`8" x 13`5"
3pc Bathroom	Basement	5`3" x 7`9"
Game Room	Basement	14`5" x 15`6"

Room	Level	Dimensions
Dining Room	Main	8`5" x 7`11"
Living Room	Main	14`0" x 17`0"
4pc Ensuite bath	Upper	4`11" x 8`11"
Bedroom	Upper	8`7" x 12`4"
Bedroom - Primary	Upper	10`0" x 13`0"
Kitchenette	Basement	3`7" x 14`0"
Furnace/Utility Room	Basement	13`10" x 10`2"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1611884

Remarks

Pub Rmks:

No condo fee townhouse for sale! Nestled in the vibrant community of Cityscape in Calgary, this stunning 3-bedroom townhouse, built in 2017, offers a perfect blend of modern living and functional design. Boasting 1,850 square feet of living space, this home features three full bathrooms and a convenient half bath. The main floor showcases an open floor plan, creating a seamless flow between the living, dining, and kitchen areas. The kitchen is a chef's delight, complete with a breakfast island that's perfect for casual meals or entertaining. Upstairs, you'll find three spacious bedrooms, a versatile bonus room, and a charming balcony to enjoy your morning coffee and fresh air. The conveniently located laundry room is also upstairs, adding to the home's thoughtful design. The primary bedroom boasts a 4-piece ensuite and a sizeable walk-in closet, offering both luxury and practicality. The recently renovated lower level features a beautifully finished basement with a bachelor pad ambiance, complete with a kitchenette - ideal for guests, extended family, or a personal retreat. To complete the home, a double attached garage provides ample space for vehicles and storage. Located in an excellent area, this property is close to shopping, schools, playgrounds, and a bus stop, with easy access to all major trails for convenient travel around the city. This townhouse is the perfect choice for those seeking comfort, convenience, and a touch of luxury.

Inclusions:
Property Listed By:

Basement Hood Fan, Drapes, Curtain Rods and Hardware
Royal LePage Benchmark

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







