



THE
A-TEAM

**RE/MAX
FIRST**

9 CITYSCAPE Manor, Calgary T3N 0N6

MLS®#: **A2186098**

Area: **Cityscape**

Listing Date: **01/15/25**

List Price: **\$609,900**

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: **3,186 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

DOM

7

Layout

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

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Double Oven,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	19`8" x 15`1"	Dining Room	Main	31`2" x 28`10"
Foyer	Main	19`4" x 10`2"	Kitchen	Main	45`3" x 23`4"
Living Room	Main	47`11" x 39`4"	Mud Room	Main	17`5" x 11`2"
4pc Bathroom	Second	28`6" x 19`8"	4pc Ensuite bath	Second	29`10" x 18`4"
Bedroom	Second	35`5" x 34`9"	Bedroom	Second	40`0" x 34`9"
Bedroom - Primary	Second	43`4" x 40`0"	Storage	Basement	24`11" x 20`0"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1412395

Remarks

Pub Rmks: **Welcome to this beautifully designed single-family home, perfectly situated on a coveted corner lot in one of Calgary's most sought-after neighborhoods. With a front-attached garage, this 3-bedroom, 2.5-bathroom gem is the epitome of comfort and convenience. Step inside to discover a spacious and sunlit living room, enhanced by the warmth of a south-facing backyard. The bright, functional kitchen offers the perfect space for culinary creations, while the luxurious 4-piece ensuite in the primary bedroom provides a private retreat. Outdoor living is a dream with a fully fenced backyard, ideal for families and entertaining. Enjoy easy access to parks, playgrounds, ponds, and over 110 acres of preserved natural beauty, complete with scenic walking and biking trails. This home's unbeatable location keeps you close to everything you need—shopping centers, Calgary International Airport, and major roadways like Stoney Trail, Métis Trail, and Deerfoot Trail. With abundant parking and exceptional proximity to nature and urban conveniences, this home offers the perfect blend of lifestyle and location. Don't miss this rare opportunity to call this stunning property your home—schedule your viewing today!**

Inclusions: **None**
Property Listed By: **Grand Realty**

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











