



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 CITYSIDE View, Calgary T3N 2N3**

MLS®#: **A2186866**

Area: **Cityscape**

Listing Date: **01/12/25**

List Price: **\$659,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **3,588 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,539**  
Low Sqft:  
Ttl Sqft: **1,539**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`0" x 12`10"	Dining Room	Main	7`8" x 12`10"
Kitchen	Main	9`0" x 12`10"	Mud Room	Main	
2pc Bathroom	Main		Loft	Upper	10`1" x 13`0"
Bedroom	Upper	8`11" x 8`9"	Bedroom	Upper	8`11" x 9`9"
Bedroom - Primary	Upper	12`8" x 11`5"	4pc Bathroom	Upper	

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C**

**TBV**

Remarks

Pub Rmks: **The Cypress PR offers 1,539 sq. ft in the Cityscape Community in Calgary, priced at \$659,990. This 2-car garage single family home has designer picked upgrades included such as an 8 Panel Solar System, electric fireplace, chimney Hood fan, Built In microwave, luxury vinyl plank flooring, quartz countertops throughout, exclusive architect's choice options such as side entry and 9' basement foundation. There is also a 3 piece plumbing rough-in, in the basement. Upstairs your primary bedroom features a walk-in closet and a stunning ensuite. Down the hall from bedrooms 2 and 3, you will find the main bath and laundry for ultra-convenient living. In Cityscape, you can enjoy access to amenities including planned schools, an environmental reserve and commercial complex that will surely complement your lifestyle!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Crown**

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

