



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10974 CITYSCAPE Drive, Calgary T3N 0S8**

MLS®#: **A2188779**

Area: **Cityscape**

Listing Date: **01/22/25**

List Price: **\$524,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,334 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,257**  
Low Sqft:  
Ttl Sqft: **1,257**

DOM

**-0**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`0" x 4`2"
Dining Room	Main	9`8" x 7`0"
2pc Bathroom	Main	5`5" x 4`5"
4pc Ensuite bath	Second	8`8" x 9`8"
Bedroom	Second	10`8" x 9`0"
Game Room	Lower	18`5" x 15`11"

Room	Level	Dimensions
Living Room	Main	16`2" x 12`1"
Kitchen	Main	11`2" x 9`5"
Bedroom - Primary	Second	12`2" x 11`6"
Bedroom	Second	12`6" x 11`6"
4pc Bathroom	Second	7`7" x 6`5"
Furnace/Utility Room	Lower	10`7" x 8`3"

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:

1512415

Remarks

Pub Rmks:

**You will be impressed for sure, the minute you enter this Very clean and very well cared for home with NO Condo Fees. Nicely planned practical layout. Three bedrooms, 2 and 1/2 bathrooms, finished basement, and a double attached garage that is you will appreciate in the cold and snowy days in Calgary. Beautiful New flooring, light Luxury Vinyl on the main level adds to the bright and spacious feel. A large Living room with a big window, Dining room, a very functional kitchen with lots cabinets, stainless steel appliances, and a 2 piece guest bathroom make up the rest of the main floor. As you go up the stairs, you will find a computer/exercise space that leads to a large private balcony. On this upper level there is The primary bedroom with a walk-in closet and a 4 piece bathroom, Two more bedrooms and a main 4 piece bathroom. Newly finished lower level is very tastefully done with a large Recreation/ Family room that would be ideal for family time and movie nights, the projector is included. The double attached garage will keep you safe from the weather elements. And the bonus is the NO Condominium fees. The Exterior will also be redone before closing. It is across from the park and green space, few steps to bus stop, close to shopping, dining and major routes, and a short drive to the Airport. A perfect home for you.**

Inclusions:

N/A

Property Listed By:

URBAN-REALTY.ca

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













