

**28 CITYSIDE Common, Calgary T3N 1N9**

MLS®#: **A2188793** Area: **Cityscape** Listing **01/21/25** List Price: **\$693,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,840**  
 Low Sqft:  
 Ttl Sqft: **1,840**

DOM

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

Parking

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

Access:

Lot Feat: **City Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`11" x 6`9"	Living Room	Main	13`6" x 18`10"
Dining Room	Main	10`6" x 7`11"	Kitchen	Main	11`9" x 10`9"
2pc Bathroom	Main	2`9" x 7`1"	4pc Bathroom	Upper	7`9" x 6`4"
4pc Ensuite bath	Upper	5`7" x 9`8"	Bedroom	Upper	12`3" x 10`0"
Bedroom	Upper	13`1" x 10`0"	Bonus Room	Upper	12`4" x 13`6"
Laundry	Upper	5`3" x 6`2"	Bedroom - Primary	Upper	18`1" x 12`0"
Walk-In Closet	Upper	4`1" x 6`7"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1910399**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Welcome to this well-maintained family home in the sought-after community of Cityscape! Designed with families in mind, this bright and inviting property offers an open-concept main floor with a kitchen, dining area, living room, and powder room. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. Step outside to enjoy the freshly built deck, perfect for relaxing or entertaining. Upstairs, the primary bedroom features a private ensuite and walk-in closet, accompanied by two additional bedrooms, a full 4-piece bath, laundry, and a convenient linen closet. The unfinished basement offers the perfect opportunity to customize the space to your liking. This home is ideally located close to major roadways, Indian grocery stores, restaurants, parks, and playgrounds. With the Calgary airport just 10 minutes away and Cross Iron Mills Mall nearby, convenience is at your doorstep. Priced under \$700,000, this is a rare opportunity in Cityscape. Don't miss your chance—schedule a showing today!**

Inclusions:  
Property Listed By:

**1 House Key, 2 Mail Keys, Garage Control(s)  
CIR Realty**

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





