



THE
A-TEAM

**RE/MAX
FIRST**

242 CITYSCAPE Boulevard, Calgary T3N 0X2

MLS®#: **A2189381**

Area: **Cityscape**

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

List Price: **\$544,000**

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: **1,722 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,353**
Low Sqft:
Ttl Sqft: **1,353**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
Int Feat: **Granite Counters,Kitchen Island,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 2`8"	Dining Room	Main	12`11" x 9`1"
Kitchen	Main	10`1" x 9`4"	Living Room	Main	14`10" x 10`11"
4pc Bathroom	Upper	9`10" x 4`10"	4pc Ensuite bath	Upper	7`9" x 5`4"
Bedroom	Upper	10`4" x 9`3"	Bedroom	Upper	10`4" x 9`3"
Family Room	Upper	14`7" x 9`3"	Bedroom - Primary	Upper	16`4" x 13`5"

**4pc Bathroom
Laundry**

**Basement
Basement**

**8`1" x 4`10"
7`4" x 6`2"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**12`7" x 9`8"
11`9" x 10`3"**

Title:
Fee Simple
Legal Desc:

1611884

Zoning:
DC

Remarks

Pub Rmks: **Beautiful End Unit Townhome with No Condo Fees in Cityscape Welcome to 242 Cityscape Blvd NE, Calgary! This upgraded end unit townhome offers extra privacy, more natural light, and everything you need: • No condo fees • Double attached car garage • Finished basement with one bedroom and a 4-piece bathroom • Upper level with a primary bedroom, 2 additional bedrooms, a family bonus room, a 4-piece ensuite, another 4-piece bathroom, and a balcony The main floor includes: • A modern kitchen with a big island • A comfortable living room and dining area • Stylish, high-quality finishes throughout This home is in a fantastic location, close to: • 7-Eleven, Sanjha Punjab, Starbucks, Dollarama, Frescho, and daycare • Easy access to Stoney Trail, Deerfoot Trail, and the Calgary Airport Don't miss this amazing opportunity—book your showing today!**

Inclusions: **REFRIGERATOR, ELECTRIC RANGE , MICROWAVE HOOD GAN , DISHWASHER,WASHER AND DRYER, window coverings, Garage Remote control.**

Property Listed By: **Sutton Landmark Realty**

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











