

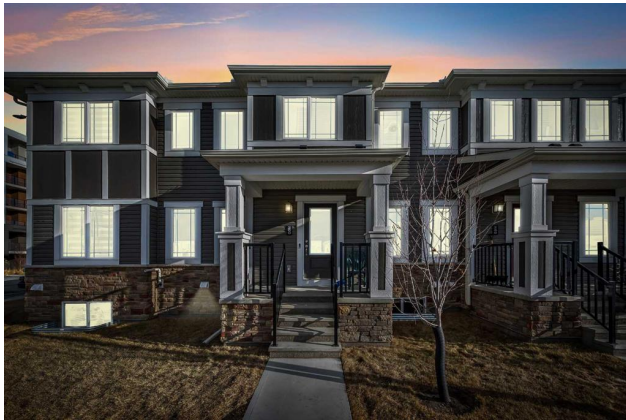


THE
A-TEAM

**RE/MAX
FIRST**

250 CITYSIDE Grove, Calgary T3N 1E1

MLS®#: **A2189616** Area: **Cityscape** Listing Date: **01/22/25** List Price: **\$545,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,280 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,447**
 Low Sqft:
 Ttl Sqft: **1,447**

DOM

46
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Few Trees,Lawn,Low Maintenance Landscape,Paved,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 4`11"	Dinette	Main	8`6" x 9`7"
Kitchen	Main	15`2" x 8`5"	Living Room	Main	10`7" x 12`6"
4pc Bathroom	Second	4`11" x 12`6"	4pc Ensuite bath	Second	9`11" x 8`1"
Bedroom	Second	9`1" x 12`8"	Bedroom	Second	9`7" x 14`8"
Laundry	Second	6`2" x 5`4"	Bedroom - Primary	Second	13`9" x 11`8"
Walk-In Closet	Second	4`11" x 11`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010405

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this exceptional, move-in ready townhouse at 250 Cityside Grove NE, located in the highly sought-after community of Cityscape. This spacious 1,447 sq ft corner unit offers the perfect blend of modern design and family-friendly living, all without the burden of condo fees. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for a growing family or first-time homebuyers. The open-concept main floor is bright and airy, with seamless flow between the kitchen, dining, and living areas. The gourmet kitchen features sleek quartz countertops, stylish cabinetry, and modern appliances - perfect for entertaining or everyday cooking. This corner unit is flooded with natural light, offering extra privacy and making the home feel even more expansive. Enjoy the convenience of a double attached garage, ensuring your vehicles are always secure and protected from the elements. There's also ample storage space throughout, with generous closets and additional storage in the garage. Step outside to your own private balcony, the perfect spot for a morning coffee or unwinding after a busy day. This home is immaculately maintained and shows true pride of ownership. Located just minutes from shopping, dining, and essential services, this townhouse is ideally positioned for easy access to everything you need. It's also close to schools and parks, making it an excellent choice for families. With quick access to major roads like Stoney Trail and Deerfoot Trail, commuting is a breeze. This home offers so much - spacious, well-maintained, and in an unbeatable location. Don't miss out on the opportunity to make this your new family home.

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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







