



THE
A-TEAM

**RE/MAX
FIRST**

134 CITYSCAPE Boulevard, Calgary T3N 0W7

MLS®#: **A2191651**

Area: **Cityscape**

Listing Date: **02/05/25**

List Price: **\$554,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **1,280 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,352**
Low Sqft:
Ttl Sqft: **1,352**

DOM

17
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,Many Trees,Other,Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Other,Refrigerator,Stove(s),Washer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`6"	Dining Room	Main	8`5" x 8`0"
Kitchen	Main	8`3" x 9`7"	Living Room	Main	14`0" x 16`11"
3pc Ensuite bath	Second	5`1" x 9`1"	4pc Bathroom	Second	6`7" x 7`8"
Bedroom	Second	8`8" x 12`4"	Bedroom	Second	10`1" x 10`5"
Family Room	Second	8`8" x 13`6"	Bedroom - Primary	Second	10`1" x 13`1"
3pc Bathroom	Basement	8`5" x 6`0"	Kitchen	Basement	10`2" x 7`7"

Bedroom	Basement	9`1" x 10`9"	Furnace/Utility Room	Basement	4`1" x 12`10"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **1611884**

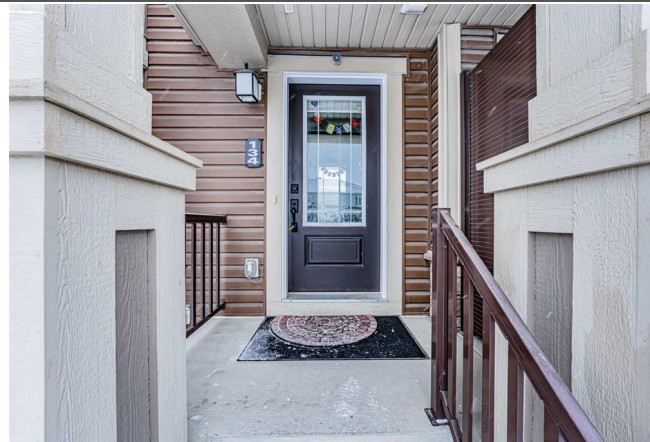
Zoning: **DC**

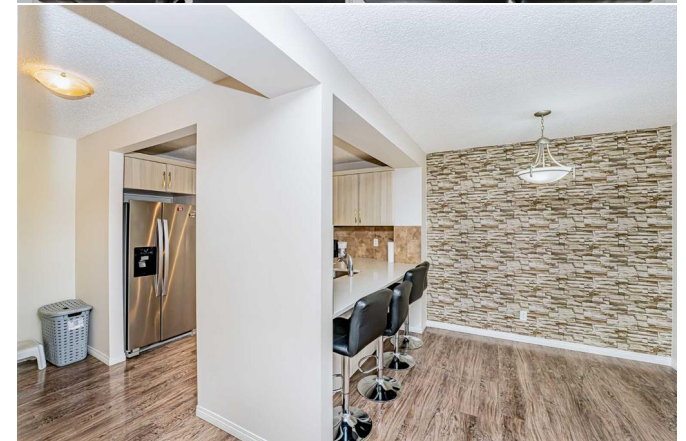
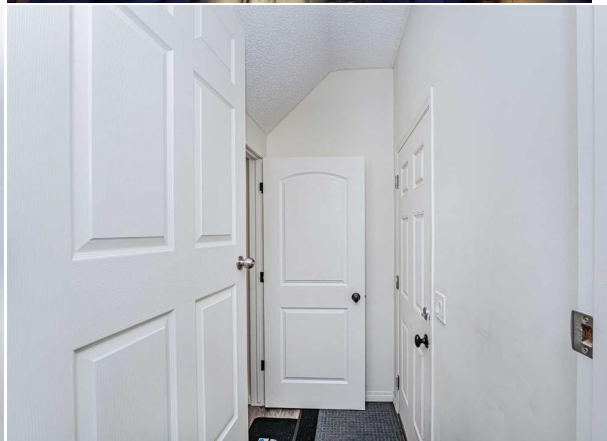
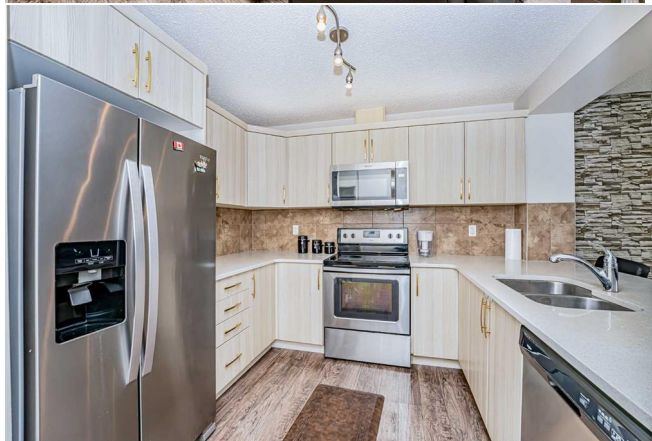
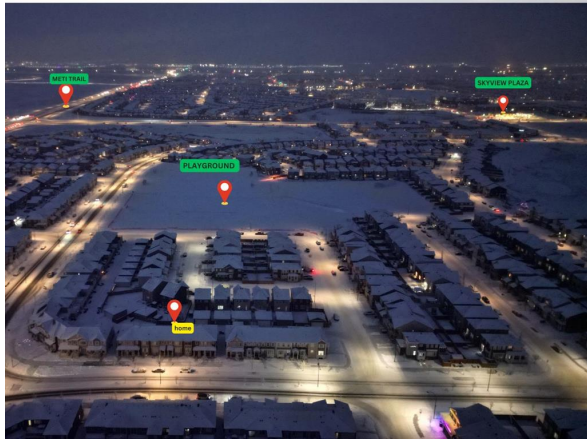
Remarks

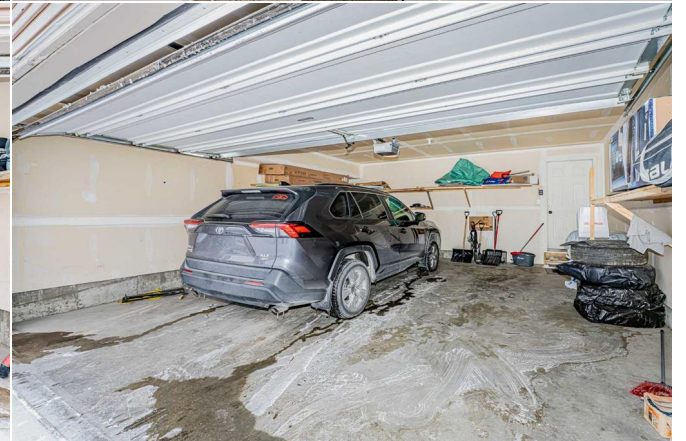
Pub Rmks: **NO CONDO FEE ! Don't Let This Exceptional Opportunity Slip Away! Presenting a meticulously maintained abode boasting four spacious bedrooms and three and a half elegant bathrooms, nestled within the vibrant community of Cityscape. This distinguished townhome is particularly appealing as it bears no condominium fees, thus affording you the liberty to relish in your property without the burden of additional monthly expenses. It seamlessly harmonizes modern aesthetics with functional living. Strategically situated in a coveted locale, this residence epitomizes both convenience and sophistication. Its proximity to verdant parks, diverse shopping options, exquisite dining establishments, and major transportation arteries enhances the allure of this remarkable property. Upon entering, one is warmly welcomed by the inviting main floor, which encompasses a generous living area, an elegant dining space, and a chef's dream kitchen. This contemporary culinary haven not only delights the eye but also serves as a highly functional centerpiece, ideal for culinary aficionados. The main floor is further complemented by a conveniently located half-bathroom and access to an attached two-car garage, providing ease of ingress and egress from the rear lane, thus ensuring a perfect balance of comfort and practicality. Ascend the staircase to discover three generously proportioned bedrooms alongside two full, tastefully appointed bathrooms. The master bedroom with its private ensuite bathroom, exudes a luxurious ambiance and offers ample space, creating a private sanctuary for rest and rejuvenation. The additional bedrooms are equally well-appointed, sharing a lavish four-piece bathroom, and are versatile enough to accommodate a growing family, guests, or even a dedicated home office. This upper level also features a quaint bonus room, brimming with potential for various utilizations, and grants access to a full-width balcony—an idyllic spot for enjoying your morning coffee or hosting delightful evening barbecues while soaking in picturesque sunsets. A standout feature of this remarkable townhome is the fully developed basement, easily accessible from the garage. This basement includes an additional bedroom, a full bathroom, and a cozy living area, while the basement kitchen further enhances its versatility, making it an ideal retreat for guests or extended family. With its contemporary amenities, thoughtful layout, and the unparalleled advantage of having no condo fees, this exquisite townhome in Cityscape transcends mere residency; it offers a refined lifestyle. Do not let this chance to claim your dream home pass you by—schedule your private viewing today and indulge in the epitome of contemporary townhome living!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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

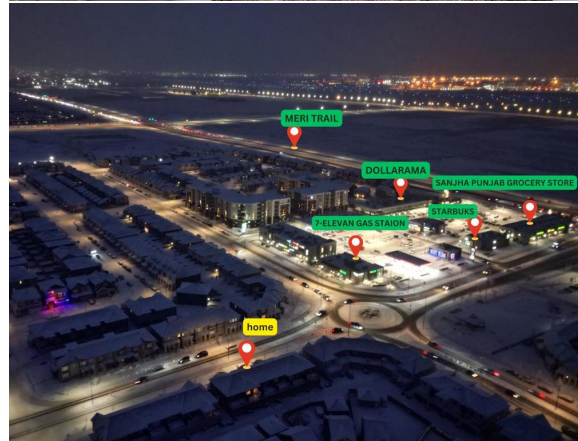












134 Cityscape Blvd NE, Calgary, AB

Main Floor Exterior Area 557.03 sq ft
Interior Area 502.36 sq ft
Excluded Area 428.83 sq ft



PREPARED: 20240204

White regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 783.07 sq ft
Interior Area 728.07 sq ft



PREPARED: 20240204

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Basement (Below Grade) Exterior Area 437.03 sq ft
Interior Area 488.07 sq ft



PREPARED: 20240204

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