

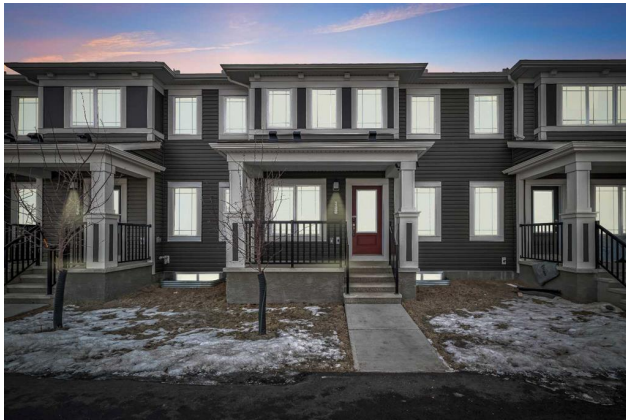


THE
A-TEAM

**RE/MAX
FIRST**

11245 CITYSCAPE Drive, Calgary T3N1A8

MLS®#: **A2192650** Area: **Cityscape** Listing Date: **02/05/25** List Price: **\$524,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar: **1,367 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`8" x 6`6"	Dining Room	Main	8`7" x 6`6"
Kitchen	Main	13`1" x 13`11"	2pc Bathroom	Main	6`1" x 3`0"
Living Room	Main	12`1" x 9`7"	Bedroom - Primary	Second	15`6" x 13`7"
4pc Ensuite bath	Second	9`4" x 5`9"	Bedroom	Second	9`6" x 9`8"
Bedroom	Second	9`4" x 14`0"	4pc Bathroom	Second	10`4" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2110297

Remarks

Pub Rmks:

WELL-MAINTAINED | GREAT LOCATION | NO CONDO FEES | 3 BEDROOMS | BALCONY | 4PC MASTER ENSUITE | OVER 1,400 SQFT LIVING SPACE | UPGRADED KITCHEN | FRONT PORCH | DOUBLE GARAGE-Welcome home to one of the City's most sought-after family-friendly communities in the heart of Cityscape. The property boasts a prime location with convenient access to restaurants, shopping, amenities, and schools. Throughout this house, the selections are been made thoughtfully to call it home and build some beautiful memories. Upon Entry, the open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances. The upper level offers 3 spacious bedrooms with the Primary suite featuring a large walk-in closet and a 4pc ensuite, along with a convenient upper-floor laundry. Basement rough-ins are ideal for future development and are awaiting your creative touches. The double attached car garage provides ample space for parking and storage, ensuring convenience and functionality. Nestled in a quiet street, this location offers tranquility and privacy. Don't miss the opportunity to make this beautiful Cityscape home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience!

Inclusions:
Property Listed By:

none
Executive Real Estate Services

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





11245 Cityscape Dr NE, Calgary, AB

Main Floor Exterior Area 583.81 sq ft
Interior Area 527.05 sq ft
Excluded Area 422.82 sq ft



0 4 8
PREPARED: 2024/1/31

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

11245 Cityscape Dr NE, Calgary, AB

Upper Floor Exterior Area 356.79 sq ft
Interior Area 778.96 sq ft



0 4 8
PREPARED: 2024/1/31

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