



THE
A-TEAM

**RE/MAX
FIRST**

266 CITYSCAPE Boulevard, Calgary T3N0X2

MLS®#: **A2194853**

Area: **Cityscape**

Listing Date: **02/18/25**

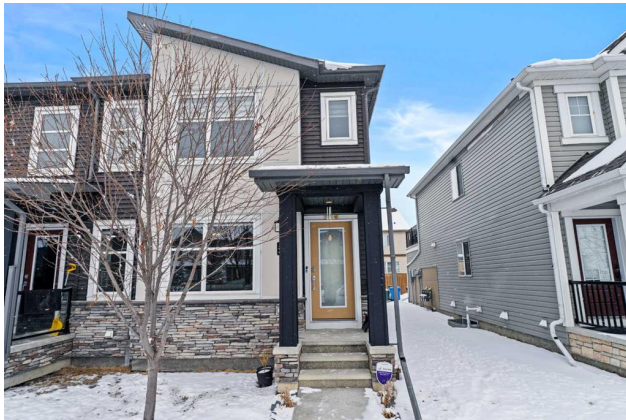
List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,401**

Low Sqft:

Ttl Sqft: **1,401**

DOM

4

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete, Vinyl Siding

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer**

Int Feat: **Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	4`11" x 8`6"
Bedroom	Second	10`4" x 10`4"
Family Room	Second	10`0" x 11`5"
Game Room	Basement	18`1" x 24`7"
Dining Room	Main	12`0" x 9`6"
Living Room	Main	14`6" x 12`5"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611884

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this stunning townhouse located in the vibrant community of Cityscape Blvd, Calgary! This exceptional home boasts 3 bedrooms, 2.5 bathrooms, and a double-car garage, making it an ideal fit for families or those in need of extra space. Its prime location near Crossiron Mills, Costco, and a nearby playground makes it perfect for families with young children. Additionally, its proximity to the airport and shopping centers enhances the convenience of daily living. As you step inside, you'll be greeted by a warm and inviting atmosphere, with an open-concept design that's perfect for entertaining. The main floor features a spacious living room, a dining area, and a modern kitchen with stainless steel appliances and Quartz countertops, blending style with practicality. Upstairs, the master suite offers a large bedroom, a walk-in closet, and an ensuite bathroom, providing a true retreat. Two additional well-sized bedrooms and a full bathroom complete the upper level, ensuring ample space and comfort for everyone. This townhouse offers not only spacious living but also a fantastic location to enjoy a fulfilling lifestyle. Don't miss out on the chance to make this beautiful townhouse in the heart of Cityscape Blvd, Calgary, your new home!

Inclusions:
Property Listed By:

N/a
RE/MAX Real Estate (Central)

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





