

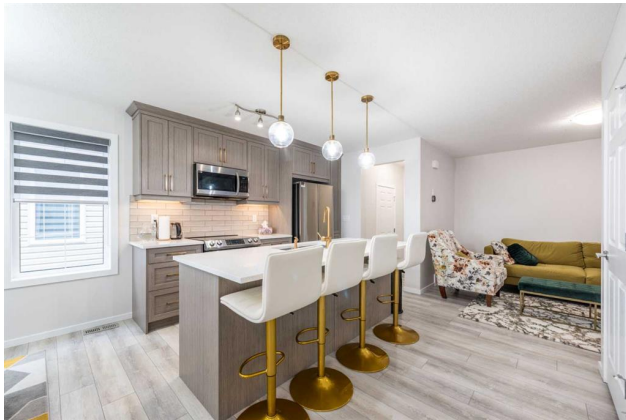


THE A-TEAM

RE/MAX FIRST

11145 CITYSCAPE Drive, Calgary T3N1Z4

MLS#: A2200171 Area: Cityscape Listing Date: 03/06/25 List Price: \$569,500
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2023
Lot Information
Lot Sz Ar: 1,750 sqft
Lot Shape:

DOM 33
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:
Lot Feat: Back Lane, Corner Lot, Front Yard, Lawn, Street Lighting
Park Feat: Double Garage Attached, Off Street

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Floor Furnace, Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting, Other, Private Entrance
Construction: Concrete, Other, Vinyl Siding, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bath, Living Room, Dining Room, Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2110297

Remarks

Pub Rmks: **OPEN HOUSE!! Sun (6th April) 2PM to 4 PM. Welcome to your dream home in the heart of Cityscape! This beautifully upgraded 3-bedroom, 2.5-bathroom END-UNIT townhouse offers the perfect blend of style, comfort, and convenience - with NO CONDO FEES! Step inside and be amazed by the THOUGHTFULLY DESIGNED UPGRADES, including ceiling-height cabinets, a sleek backsplash, upgraded hardware, and a premium appliance package. The double attached garage adds extra convenience, while modern pot lights and stunning 1.25" quartz countertops bring a touch of luxury throughout the home. The main floor boasts durable luxury vinyl plank flooring, while the plush upgraded carpet with thicker underlay ensures comfort upstairs. An open spindle railing adds a contemporary touch, and the elegantly styled bathrooms feature upgraded vanities, full-height mirrors, glass shower doors, and high-end showerheads for a spa-like experience. Upstairs, you'll love the spacious loft/bonus room, perfect for a home office or entertainment space, along with the convenient 2nd-floor laundry room. The master ensuite is a true retreat, complete with pot lights and quartz countertops. Plus, CUSTOM HIGH-END BLINDS on every window offer both style and privacy. Located just 2 minutes from a bus stop and steps from the scenic Cityscape playground and Wetland, this home is perfect for enjoying evening walks and outdoor activities. Plus, with restaurants, retail shops, and everyday conveniences just around the corner, you'll love the unbeatable location! Don't miss out on this fantastic opportunity—schedule a viewing today!**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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



