



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 CITYSCAPE Boulevard, Calgary T3N 0N8**

MLS®#: **A2200198**

Area: **Cityscape**

Listing Date: **03/07/25**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,970 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,533**  
Low Sqft:  
Ttl Sqft: **1,533**

DOM

**6**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Few Trees,Low Maintenance Landscape**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **2110592**

Zoning: **DC**

Remarks

Pub Rmks: **WOW!!!! GREAT LOCATION WITH ATTRACTIVE PRICE| NO CONDO FEE| QUICK POSSESSION|This stunning end-unit townhome offers breathtaking views of the city and**

is perfect for growing families. Boasting 3 spacious bedrooms, 2.5 bathrooms, and a double-attached garage, this never-occupied home provides both comfort and convenience—without the burden of condo fees! Located in one of Calgary's most desirable neighborhoods, it is just steps from a shopping center, a bus stop, and only 10 minutes from Calgary International Airport, with easy access to Stoney Trail and more. The main floor features a thoughtfully designed open-concept layout with luxury vinyl plank (LVP) flooring throughout. A modern kitchen awaits with sleek stainless steel appliances, quartz countertops, a large island, and ample cabinet space. The cozy living room and separate dining area provide the perfect setting for relaxation and entertaining. Upstairs, a versatile bonus room offers endless possibilities for family fun or work-from-home needs. The spacious primary suite includes a luxurious ensuite bathroom and a huge walk-in closet, while two additional bedrooms share a well-appointed common bathroom. Don't miss out on this incredible opportunity to own a beautiful home in a prime location—schedule your viewing today!

Inclusions:

Property Listed By:

**NONE**

**Royal LePage Mission Real Estate**

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









