



GRASSROOTS
REALTY GROUP

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12 Cityscape Way NE
Calgary, Alberta

MLS # A2236517



\$519,900

Division:	Cityscape		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

NO CONDO FEES. NO HOA FEES. HUGE CORNER LOT. Welcome to this stunning 3-bedroom townhouse located in the vibrant community of Cityscape NE Calgary. With no condo fees and no HOA fees, this home offers incredible value paired with modern design and functionality. Step inside to a bright and airy open-concept main floor, beautifully finished with luxury vinyl plank flooring for both elegance and durability. A wide glass door welcomes you into a spacious living room, cozy dining area, and a chef-inspired kitchen featuring a large L-shaped island, quartz countertops, stainless steel appliances, and a specious pantry for all your essentials. Upstairs, the primary bedroom offers a private retreat with its own 3-piece ensuite, while two additional bedrooms provide ample space for family or guests. The upper level also features a second living room with access to a huge balcony—perfect for enjoying fresh air and evening sunsets. A second 4-piece bathroom and a dedicated laundry area complete the upper level. The unfinished basement offers a blank canvas for your future development—whether you envision a home gym, entertainment area, or extra storage. This home also features a fully insulated and drywalled double car garage, offering secure parking and added convenience. Located close to shopping plazas, Deerfoot Trail, Metis Trail, and with easy access to Stoney Trail and Macleod Trail, commuting is a breeze from this desirable location. Additional ample street parking is available, thanks to the corner lot property. Don't miss the opportunity to own this low-maintenance, high-value property in one of Calgary's fastest-growing communities!