



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**115 Cityscape Lane NE**  
**Calgary, Alberta**

**MLS # A2238295**



**\$409,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	N/A		

Welcome to this BEAUTIFULLY MAINTAINED, CORNER UNIT townhouse nestled in the vibrant community of Cityscape - LOW CONDO FEES! The main floor features a welcoming front entry with ample closet space as well as easy access to the ATTACHED GARAGE. Moving to the second floor, you will be welcomed to a bright, OPEN-CONCEPT main floor with lots of natural light. The spacious kitchen features sleek dark cabinetry, and it is equipped with all appliances, as well as a generous island with a dual sink. The adjoining dining and living areas are perfect for entertaining, with large windows bringing in natural light and direct access to your PRIVATE BALCONY. Also located on this level is a stacked washer and dryer, providing added convenience without sacrificing space. Upstairs, you will find 3 WELL-SIZED BEDROOMS, and a full bathroom. Each room offers large windows and ample closet space, with the primary bedroom serving as a cozy retreat. Enjoy the convenience of being just minutes from Cityscape Square & Cityscape Landing Plaza, local schools, shopping centres, playgrounds, and public transit, with quick access to major roadways for an easy commute. This townhome is perfect for families seeking both comfort and community. Move-in ready and exceptionally cared for, this townhouse is a true gem you won't want to miss!