

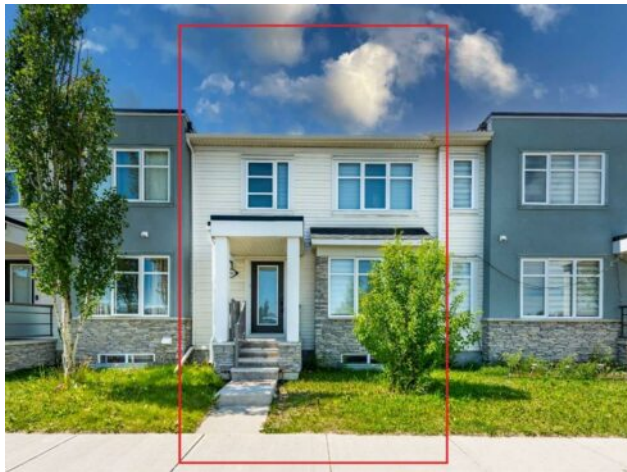


GRASSROOTS
REALTY GROUP

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

10606 Cityscape Drive NE
Calgary, Alberta

MLS # A2238545



\$479,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

****NO CONDO FEES****A great opportunity for first time home buyers or investors. Welcome to this stylish and well-maintained 2-bedroom, 2.5-bath row townhome located in the desirable community of Cityscape, NE. Designed with functionality and modern comfort in mind, this home features a bright open-concept main floor with a spacious living and dining area, a sleek kitchen with quality finishes, and a convenient half-bath for guests. Upstairs, you'll find two large bedrooms, each with its own private full ensuite—perfect for small families, roommates, or guests. While the back of the home features a large west-facing balcony perfect for enjoying sunny afternoons or evening sunsets also Enjoy peaceful views of the green space right out from main floor living room windows, adding a sense of privacy and tranquility. The double oversized insulated/drywalled rear attached garage offers secure parking and extra storage & tons of parking at the front street. New Carpet & windows blinds installed last year. While the unfinished basement awaits for buyers creativity touch. This property Located just steps away from parks, shopping, and transit, this home truly blends comfort and convenience. Home is currently rented by awesome tenants paying rent of 2200\$+utilities and Willing to stay.!!!Do not miss to View the 3D VIRTUAL TOUR!!!.