



GRASSROOTS
REALTY GROUP

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10451 Cityscape Drive NE
Calgary, Alberta

MLS # A2242706



\$499,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Paved		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

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

Inclusions: n/a

OPEN HOUSE – SATURDAY | 12 PM – 3 PM UPGRADED FREEHOLD TOWNHOME | NO CONDO FEES | DOUBLE ATTACHED GARAGE | 1,400+ SQFT | PRIME LOCATION IN CITYSCAPE Welcome to this beautifully upgraded and move-in-ready freehold townhouse in the vibrant community of Cityscape NE Calgary — offering the perfect combination of style, space, and functionality with NO condo fees. ?? 3 Bedrooms | 2.5 Bathrooms ?? Over 1,400 SqFt of Living Space ?? Upgraded Kitchen with Quartz Countertops ?? Premium Finishes Throughout ?? Private Balcony – Ideal for Relaxing or BBQs ?? Double Attached Rear Garage + Rear Driveway ?? Back Lane Access for Extra Parking ? ? Interior Highlights: • Open-Concept Main Floor with spacious living and dining areas, designed for modern living and entertaining • Chef-inspired Kitchen with quartz countertops, upgraded cabinetry, and stainless steel appliances • Large windows bring in natural light, enhancing the home’s bright and airy feel • Private Balcony perfect for morning coffee or unwinding in the evening • Upgraded Bathrooms with modern tile work, upgraded vents, and premium sinks ? ?? Upper Level Features: • Spacious Primary Bedroom with a walk-in closet and a 3-piece ensuite • Two additional bedrooms and another full upgraded bathroom • Convenient upper-floor laundry for added functionality ? ?? Exterior Features: • Rear-facing Double Attached Garage • Rear Driveway + Back Lane Access – plenty of parking space • Located directly across from a commercial plaza with grocery stores, shops, and essential services • Close to schools, parks, public transit, and everything you need for everyday convenience ? ?? Investor & Family Friendly: • No condo fees = more value and

flexibility • High rental demand area – great investment opportunity • Ideal for first-time homebuyers, investors, or downsizer looking for low-maintenance living in a growing neighbourhood