



GRASSROOTS
REALTY GROUP

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8969 Cityscape Drive NE
Calgary, Alberta

MLS # A2246381



\$549,900

Division:	Cityscape		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,397 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

NO CONDO FEES TOWNHOUSE! Located in the desirable community of Cityscape, this home offers a perfect blend of style and comfort. Step inside to an open and airy main floor, where soaring ceilings and large windows fill the space with natural light. The gourmet kitchen is a true highlight, featuring beautiful granite countertops, stainless steel appliances, a central island with seating, and a pantry—perfect for the home chef. The seamless flow between the kitchen, dining, and living areas makes it an entertainer's dream. A convenient two-piece bath completes this level. Upstairs, a cozy family room provides a great space for movie nights or quiet relaxation. The spacious primary suite is a private retreat and a generous walk-in closet. Two additional bedrooms and a well-appointed four-piece bath provide plenty of space for family or guests. A private balcony on the back of the house is the perfect spot for a morning coffee or an evening read. Plus, the upper-level laundry room makes daily chores a breeze. This home also features a double attached garage and ample street parking. Situated in a vibrant, family-friendly neighborhood with parks, walking paths, and shopping just minutes away, this property truly has it all. Book your showing today and experience the best of low-maintenance living!