



**GRASSROOTS**  
REALTY GROUP

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**39 Cityscape Row NE**  
**Calgary, Alberta**

**MLS # A2249365**



**\$415,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Washer/Dryer, Refrigerator, Dishwasher, Electric Cooktop, Microwave Hood Fan, Microwave.

Welcome to this modern three-storey townhouse in Cityscape (NE Calgary), offering 1,341 sq ft of well-designed living space. The contemporary kitchen features quartz countertops, stainless steel appliances, and ample cabinetry. Upstairs, discover two spacious bedrooms, including a comfortable primary with excellent closet space and attached full bathroom. The convenience of upper-floor laundry makes daily routines simple. Parking is a breeze with a single attached garage plus driveway parking. Exceptional value, a fantastic location, and low condo fees round out the package. This interior unit blends contemporary style with everyday practicality—ideal for first-time buyers, professionals, or investors. The bright, open living area is designed for both entertaining and day-to-day living, with a generous living/dining zone flowing into the sleek kitchen. A sunny balcony extends the space for morning coffee or evening BBQs. Situated in a growing community close to parks, shopping, schools, transit, major roadways, and the airport, this home offers low-maintenance living without compromising comfort or convenience. Book your showing today.