



GRASSROOTS
REALTY GROUP

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67 Cityscape Gate NE
Calgary, Alberta

MLS # A2250844



\$524,900

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Welcome to this immaculate, move-in ready townhome in the desirable community of Cityscape – with NO CONDO FEES! Pride of ownership is evident throughout this beautifully maintained 3-bedroom, 2.5-bathroom home, lovingly cared for by its original owner. The open-concept layout is both functional and stylish, featuring hardwood flooring, large windows that flood the space with natural light, upgraded appliances, and a modern neutral colour palette. The bright and airy main floor is perfect for everyday living and entertaining, with morning sun lighting up the spacious living and dining areas. The kitchen is smartly tucked away to create a seamless flow while still offering generous storage, an oversized fridge with an ice maker, and plenty of prep space—perfect for family dinners or hosting guests. A convenient powder room and direct access to your oversized double detached garage complete the main level. Upstairs, you'll be greeted by an abundance of natural light and a thoughtfully designed layout. The peaceful primary suite includes a walk-in closet and a 3-piece ensuite with a fully tiled stand-up shower extending to the ceiling. Two additional spacious bedrooms and a 4-piece bathroom complete this level. Step outside to your large upper-level patio—an ideal retreat for warm summer evenings. Whether you're relaxing with a glass of wine, soaking in a hot tub, or hosting a BBQ, this space offers endless potential for your private outdoor oasis. The fully finished basement adds even more living space, featuring a generous rec room and a full bathroom—perfect for a home office, gym, or guest area. You'll also find an upgraded washer and dryer set located in the basement, keeping your main living areas quiet and tidy. You're just a short walk to scenic walking paths, green spaces, and tranquil ponds. Enjoy easy access to Metis Trail,

Stoney Trail, Country Hills Blvd, CrossIron Mills, and the airport. VIRTUAL TOUR AVAILABLE!