



**GRASSROOTS**  
REALTY GROUP

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

**202 Cityscape Way NE**  
**Calgary, Alberta**

**MLS # A2253386**



**\$869,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,632 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Interior Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Discover this stunning upgraded home offering over \*\*,3700 sq. ft. of living space\*\* with a thoughtfully designed layout. The upper floor features \*\*4 spacious bedrooms\*\*, including \*\*2 master bedrooms with private ensuites\*\*, plus a generous \*\*family room\*\* perfect for relaxation or entertaining. The main level boasts elegant upgrades, a modern kitchen, and open living areas filled with natural light. Adding incredible value, the basement includes a \*\*2-bedroom illegal suite\*\*, ideal for extended family or as a mortgage helper. This home combines comfort, style, and functionality—perfect for families seeking both space and convenience.