



GRASSROOTS
REALTY GROUP

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

309 Cityscape Court NE
Calgary, Alberta

MLS # A2266105



\$399,900

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,432 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, I		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 213
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	Outdoor BBQ		

Move-in ready and brimming with modern style, this Cityscape townhouse is the perfect place to call home! Offering 3 bedrooms, 1.5 bathrooms, and over 1,400 sq. ft. of meticulously maintained living space, this 2018-built gem has no neighbours above or below for added privacy, plus an attached garage with driveway for ultimate convenience. The bright, open main floor features a sleek white kitchen with quartz countertops, a generous dining area, and patio doors to your sunny west-facing balcony — an ideal spot to sip morning coffee or watch the sunset. Upstairs, you’ll find three well-proportioned bedrooms, perfect for a growing family or a home office setup. Enjoy low condo fees and an unbeatable location just steps from a pond, playground, and scenic environmental reserve. Grocery stores, schools, and authentic local restaurants are nearby, with quick access to the airport, major routes, and CrossIron Mills for all your shopping and entertainment needs. Stylish, functional, and in a prime location — this home truly has it all. Schedule your private showing today and get ready to fall in love!