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41 Cityscape Avenue NE Calgary, Alberta

MLS # A2267034



\$619,900

Division:	Cityscape			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,668 sq.ft.	Age:	2015 (10 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Off Street, Parking Pad			
Lot Size:	0.06 Acre			
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot			

Floors:Carpet, HardwoodSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Vinyl SidingZoning:DCFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	
Basement: Full LLD: - Exterior: Vinyl Siding Zoning: DC	Floors:	Carpet, Hardwood	Sewer: -	
Exterior: Vinyl Siding Zoning: DC	Roof:	Asphalt Shingle	Condo Fee: -	
<u> </u>	Basement:	Full	LLD: -	
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding	Zoning: DC	
	Foundation:	Poured Concrete	Utilities: -	

Features: Bathroom Rough-in, Central Vacuum

Inclusions: None

This bright two-story has great curb appeal, a sunny fenced backyard, and a huge deck for BBQs and summer evenings. A handy front den/office sits right off the foyer— perfect for working from home. The main floor offers an open layout with hardwood floors, big windows, and a spacious kitchen with long granite counters, an oversized island with pendant lighting, tile backsplash, and stainless steel appliances, all flowing to the dining and living areas for everyday living and entertaining. Upstairs you' li find a comfortable primary bedroom with walk-in closet and full ensuite, two additional bedrooms, a second full bath, and convenient upper-level laundry with Samsung front-load machines. The full basement with large windows and a bathroom rough-in is ready for your ideas. Stone accents and a covered front entry finish the look. Location is a win: steps to a playground, shopping plaza, bus stop, and the future school site. Quick possession available— come see it today.