



**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 (11 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
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'll 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.