



GRASSROOTS
REALTY GROUP

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**58 Cityscape Avenue NE
Calgary, Alberta**

MLS # A2267245



\$490,000

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: NA

Beautiful townhome with no condo fees, a double attached garage, and air conditioning. This end-unit townhouse features modern decor throughout and luxury vinyl tile flooring on the main level. The spacious living room is perfect for entertaining. The stunning kitchen includes rich cabinetry, stainless steel appliances, a peninsula with a breakfast bar, modern lighting, and is open to the dining area. The upper level offers two primary bedrooms, each with its own ensuite bathroom and walk-in closet. A bright bonus room—ideal as an office or second living space—features sliding doors that lead to a private deck. Conveniently, the laundry is also located on the second level.