



**206 Cityscape Lane NE
Calgary, Alberta**

MLS # A2268506



\$379,900

| | | | |
|------------------|------------------------------------------------------|---------------|-------------------|
| Division: | Cityscape | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,449 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Interior Lot | | |

| | | | |
|--------------------|-------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 238 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: None

LOW CONDO FEE | MAIN FLOOR DEN | TWO MASTER SUITES | PRIME LOCATION | Welcome to this stylish and affordable townhouse in the vibrant community of Cityscape! Featuring 2 spacious bedrooms, each with its own private ensuite bathroom, this home offers both comfort and convenience. The primary suite boasts a large walk-in closet, while the open-concept main living area is filled with natural light, creating a bright and inviting atmosphere. The modern kitchen is equipped with stainless steel appliances, granite countertops, ample cupboard space, and bar-style seating — perfect for everyday living and entertaining. Enjoy the south-facing oversized balcony, ideal for summer BBQs and relaxing outdoors. Additional highlights include a main floor DEN, in-unit laundry, a single garage with a covered parking pad, and plenty of storage space. Located close to shopping, playgrounds, scenic walking paths, Deerfoot Trail, Stoney Trail, and more, this home offers incredible value and convenience. Don't miss out — book your showing today!