



GRASSROOTS
REALTY GROUP

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79 Cityscape Gate NE
Calgary, Alberta

MLS # A2270406



\$485,000

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan		
Inclusions:	window coverings		

Welcome Home! This beautifully maintained one-owner home blends comfort, functionality, and style. With 1380 square feet of developed living space this beautiful home features 2 bedrooms, 2.5 bathrooms, and a flexible bonus room that could easily serve as a third bedroom, office, or cozy media space, this home is designed to grow with you. The open-concept main floor invites you in with a bright living area and an entertainer's kitchen featuring black appliances, generous counter space, and room for a full dining table—perfect for family dinners or casual get-togethers with friends. Upstairs, you'll find a spacious primary suite with a private 3-piece ensuite, a second bedroom, and another full bathroom. From the bonus room, step out to your large upper deck built over the double garage—an ideal spot to unwind or host summer BBQs (GAS LINE). This is one of the few corner units with a fully fenced side yard, giving you extra privacy and the perfect outdoor space for your furry friend to play. The unfinished basement offers even more potential to make this home truly yours—whether that's a gym, hobby room, or extra living space. All this and NO CONDO FEES! Located just minutes from Country Hills Blvd, and close to schools, shopping, parks, and walking paths, this home makes everyday living easy. In Cityscape, life feels a little more vibrant—where morning walks, friendly neighbours, and quiet evenings on the deck remind you that home is more than a place, it's a feeling.