



**GRASSROOTS**  
REALTY GROUP

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**226 Cityscape Common NE**  
**Calgary, Alberta**

**MLS # A2271581**



**\$409,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Storage		

**Inclusions:** N/A

Welcome to this bright and inviting end-unit townhome in the heart of Cityscape, perfectly positioned steps from parks, green space, sports fields, and scenic walking paths. With shops, restaurants, daycares, schools, and quick access to Stoney Trail all close by, this location blends everyday convenience with a great family-friendly atmosphere. Thoughtfully designed across three levels, the home opens with a spacious front foyer, interior garage access, and a dedicated laundry room, keeping daily living organized and practical. Upstairs, the main floor features a sunny open-concept layout with a well-appointed kitchen offering a centre island with bar seating and a window over the sink for extra natural light. The kitchen overlooks the comfortable living room, where sliding doors lead to a private balcony, perfect for morning coffee or evening BBQs. A generous dining area and a convenient 2-piece bathroom complete this level. The top floor hosts a large primary bedroom with direct access to the 4-piece main bathroom, plus two additional bedrooms ideal for children, guests, or a home office. Additional features include an attached single garage with driveway parking, end-unit privacy with only one common wall, and low-maintenance living in a thriving community. This is a fantastic opportunity to own a 3-bedroom end-unit townhome in a vibrant and growing Northeast neighbourhood. Move-in ready and waiting for its next chapter, don't miss it!