



GRASSROOTS
REALTY GROUP

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11018 Cityscape Drive NE
Calgary, Alberta

MLS # A2273539



\$535,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Cityscape | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,487 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Reverse Pie Shaped Lot | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Inclusions: Basement; Electric Range, Refrigerator, Range Hood, Washer , Dryer

Welcome to this beautiful 2-storey duplex in the heart of Cityscape, offering 1,486 sq ft on the main and upper levels plus a 489 sq ft illegal 1-bedroom basement suite with its own garage-entry access—perfect for rental income or extended family. The bright, open-concept main floor features a sun-filled living room, spacious dining area, and a modern kitchen with full-height cabinets, quartz countertops, and stainless steel appliances, along with a 2-piece bath, stacked laundry, and an attached rear garage. Upstairs includes 3 generous bedrooms, 2 full bathrooms, and a bonus room, highlighted by the primary suite with a walk-in closet and 4-piece ensuite. The basement suite offers an open layout with large windows, its own kitchen, living area, a sizeable bedroom and a 4-piece bathroom. Ideally located near a commercial plaza and surrounded by Cityscape's many playgrounds, walking trails, and parks. This beautifully designed home truly is the complete package—book your showing with your favorite REALTOR® today!