



**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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		
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!