



GRASSROOTS
REALTY GROUP

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10622 Cityscape Drive NE
Calgary, Alberta

MLS # A2274442



\$429,900

Division:	Cityscape		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: -

Step into comfort and convenience in this lovely 2-storey townhouse located in the vibrant community of Cityscape. With no condo fees and a rare oversized double attached garage, this home offers everything a growing family or young couple needs. The welcoming main floor features warm hardwood flooring and a bright living room filled with morning sunshine from its east-facing windows. The kitchen is thoughtfully designed with plenty of cabinetry, granite counters, a gas stove, and a stainless steel fridge—perfect for everyday cooking and entertaining. Upstairs, both bedrooms are generously sized, bright, and each comes with its own walk-in closet and full 4-piece ensuite bathroom—an ideal setup for comfort and privacy. The high-efficiency furnace was replaced in 2019, giving you peace of mind for years to come. The unfinished basement is a blank canvas, ready for your personal touches, with plumbing already roughed in for a future half bath. Step outside to a large private balcony equipped with a natural gas line, perfect for BBQ nights and enjoying warm summer evenings. Families will appreciate having a playground right in front of the home and easy walkability to bus stops, nature trails, and scenic pathways. With quick access to major routes, shopping, Costco, the airport, and CrossIron Mills, this is a place where convenience meets comfort. The home is vacant and available for immediate possession.