



**GRASSROOTS**  
REALTY GROUP

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**81 Cityscape Row NE**  
**Calgary, Alberta**

**MLS # A2279986**



**\$399,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Paved, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 81 Cityscape Row NE, Calgary!!!! Stylish End-Unit Townhouse with lots of exposure to bright light and a Den. LESS CONDO FEE. Discover modern living in this beautifully designed END UNIT townhouse in the thriving Cityscape community. 3 spacious bedrooms, 2.5 bathrooms, and over 1,400 square feet of developed living space, this home is perfect for first-time buyers, growing families, or savvy investors. Prime Location, Ideally positioned from green space and a nearby park and playground, this home offers both privacy and natural views. Enjoy the benefits of an end unit—including extra windows, more natural light, and increased privacy. Modern & Functional Layout Step inside to a bright, open-concept main floor that welcomes you with stylish finishes and a seamless flow: A spacious living area/Office Room in main floor, ideal for entertaining or relaxing An upgraded kitchen featuring stainless steel appliances, quartz countertops, and ample cabinetry A comfortable dining space and family room—perfect for gatherings A smartly located 2-piece bath with laundry completes this level Comfortable Upper Level Upstairs, you’ll find: A large primary bedroom with a 4-piece ensuite and walk-in closet Two additional bedrooms—ideal for children, guests, or a home office A second 4-piece main bathroom for added convenience Parking & Extras Attached single garage plus driveway parking for a second vehicle Private balcony for enjoying your morning coffee or evening breeze Low condo fee (\$325.12/month) covering snow removal, landscaping, insurance, and more Community & Convenience Located in one of NE Calgary’s most desirable neighborhoods, Cityscape offers: Easy access to shopping, schools, parks, transit, and major roadways A family-friendly environment with nearby green spaces, parks and walking paths

Move-in ready and meticulously maintained, this townhouse is a must-see! Whether you're looking to get into the market or expand your real estate portfolio, this is an opportunity you don't want to miss. Book your private showing today and make 81 Cityscape Row NE your new home!