



**67 Cityscape Gate NE  
Calgary, Alberta**

**MLS # A2285109**

**\$519,900**



<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Immaculate, move-in ready Mattamy-built townhome in the desirable community of Cityscape with NO CONDO FEES. This well-maintained home offers central air conditioning, 3 bedrooms, and 4 bathrooms, including a 4-piece bathroom in the fully finished basement. The bright open-concept main floor features hardwood flooring, large windows, upgraded appliances, and a modern neutral colour palette, with morning sunlight filling the living and dining areas. The kitchen provides ample storage, generous prep space, and an oversized refrigerator with an ice maker, while a convenient powder room and direct access to the oversized double detached garage complete the main level. Upstairs includes a spacious primary bedroom with a walk-in closet and a 3-piece ensuite with a fully tiled, ceiling-height stand-up shower, along with two additional bedrooms and a 4-piece main bathroom. The fully finished basement offers excellent versatility, with a large recreation area and a full bathroom; ideal for a home office, gym, or guest space. Enjoy outdoor living on the large patio, perfect for relaxing or entertaining. Ideally located close to walking paths, green spaces, and ponds, with easy access to M&eacute;nis Trail, Stoney Trail, Country Hills Boulevard, CrossIron Mills, and Calgary International Airport. Virtual tour available.