



**268 Cityscape Gardens NE
Calgary, Alberta**

MLS # A2287460



\$469,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Cityscape | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,365 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | 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 | | |

Inclusions: NA

Rare opportunity to own a spacious, impeccably maintained home in the heart of Cityscape with absolutely no monthly condo fees! This stunning property offers an incredible blend of contemporary design and unmatched value, perfect for families or savvy professionals. A standout feature of this home is the rare oversized double attached garage, providing secure parking for two vehicles and ample extra storage—a true luxury for the Calgary winters. The main level welcomes you with an open-concept layout bathed in natural light, featuring a generous living room that flows seamlessly into a dedicated dining area and a modern kitchen designed for entertaining. The upper level is a true retreat, anchored by a massive Primary Suite that boasts its own private ensuite. Two additional well-sized bedrooms share a central full bathroom, while a versatile bonus room serves as the ideal home office or secondary lounge. For ultimate convenience, the laundry is strategically located on the upper floor right where you need it. Outdoor living is equally impressive, with both an expansive front porch and a huge upper balcony perfect for summer BBQs. With a full basement ready for your custom touch and a prime location just minutes from parks, walking trails, Metis Trail, and Stoney Trail, this fee-free home with a double garage is a must-see!