



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10614 Cityscape Drive NE
Calgary, Alberta

MLS # A2293912



\$534,900

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this beautiful East-facing corner unit townhouse opposite to a PLAYGROUND in the amenity-rich community of Cityscape, featuring no condo fees and a double attached garage and ILLEGAL BASEMENT SUITE. This park-facing home offers a bright and spacious main floor with a large living area and expansive windows, a separate dining area, a well-appointed kitchen with an island, a 2-piece bathroom, and a mudroom with access to the rear-attached garage. The upper level includes three generously sized bedrooms, two full bathrooms, a versatile loft area, and a large west-facing balcony. The primary suite comes with a 4pc ensuite and a walk-in closet. The basement is developed with an illegal suite, complete with a kitchen, living area, full bathroom, and additional living space. Don't miss this out as this unit is not going to last longer. Book your private showing today!