



**9085 Cityscape Drive NE  
Calgary, Alberta**

**MLS # A2294744**



**\$447,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, On Street		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* The Fisher welcomes you through a bright foyer into an open main floor where the living and dining areas connect effortlessly. The L-shaped kitchen sits at the heart of the home, featuring a central quartz island with breakfast bar seating and ample counter space for daily routines or hosting guests. At the rear, a practical mudroom with garage access and a discreet powder room keep the main level organized and functional. Upstairs, bedrooms two and three are positioned near a full bathroom and laundry room and linen storage conveniently located nearby. At the back of the home, the primary bedroom offers a private balcony, generous walk-in closet and extra-large ensuite, creating a comfortable retreat that feels both separate and connected. Mattamy includes 8 solar panels on all homes as a standard inclusion! \*Renderings are representative - exterior colours may vary.