



**24 Cityscape Avenue NE  
Calgary, Alberta**

**MLS # A2302404**



**\$365,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 237
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stylish and thoughtfully designed townhome in the vibrant community of Cityscape perfect for first time buyers, investors or anyone looking for low maintenance living with great value. Built in 2014 and offering low condo fees, this home features a smart three level layout that maximizes space and functionality. The entry level provides convenient access to the attached single garage, along with a dedicated laundry and utility area tucked away for added privacy. The second floor opens up to a bright and inviting living space with large windows and soaring ceilings. The open concept layout seamlessly connects the living and dining areas, making it ideal for both everyday living and entertaining. The kitchen comes equipped with stainless steel appliances, ample cabinetry and a breakfast bar for casual dining. Step out onto the private balcony perfect for enjoying your morning coffee or evening unwind. Upstairs, you will find two generously sized bedrooms, including a comfortable primary retreat with a walk in closet. A full 3 piece bathroom and an additional 2 piece bath on the main living level add to the home's convenience. With parking for two vehicles (garage + driveway) and a location close to parks, shopping, public transit and major routes, this home offers both comfort and accessibility. A fantastic opportunity to own in a growing and family friendly neighborhood, book your showing today