



**209 Cityscape Boulevard NE
Calgary, Alberta**

MLS # A2118897



\$544,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

OPEN HOUSE ON 25 MAY & 26 MAY FROM 3:00PM TO 6:00PM :- This Beautiful property is situated in a prime location, this residence provides both convenience and style. Proximity to parks, shopping, dining and major transport routes adds to the appeal of the this fantastic property. A very well maintained 3 BED, 2.5 BATH, located in a vibrant community of cityscape with no condo fee, this town home provides the freedom to enjoy your property without the additional monthly cost, and offer the perfect blend of modern design and functional living. As you step into this well-maintained townhome, you are greeted by the inviting main floor featuring a spacious living area, dining area and well-appointed kitchen. The contemporary kitchen is highly functional. The main floor is completed with a convenient half bathroom and access to the attached 2-car garage which leads entry in/out from the back lane, ensuring both comfort and practicality. upstairs, where three generously sized bedrooms and two full washrooms await. The master bedroom with a private ensuite bath stands out with its luxurious feel and ample space, Two additional well-appointed bedrooms share a 4-pc bath. The upper floor also boasts a bonus room, offering flexibility for various uses and providing access to a full-width balcony – the perfect spot for enjoying morning coffee & barbeque. With its modern amenities, thoughtful layout, and the rarity of no condo fees, this townhome in Cityscape is not just a residence; it's a lifestyle. Don't miss the opportunity.