



**238 Cityscape Boulevard NE
Calgary, Alberta**

MLS # A2144929



\$544,990

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

****BEST LOCATION**CHECK AND COMPARE**NO CONDO FEES**** Perfectly maintained bright and open plan ****Modern design**** 2 story townhouse located in the heart of the Cityscape community. ****GOURMET KITCHEN - CHEF'S DELIGHT!**** Custom features include upgraded wood style cabinet doors, Efficient U-Shaped layout with a flush breakfast bar, HIGH-END stainless steel appliances, stainless steel sink, custom backsplash tile, OTR microwave. Spacious dining room and great room combo with a bright west facing front windows. Please note the larger floor plan offer an oversized front foyer. Super bright design!! All flooring upgraded with luxury Vinyl planking on the main floor, tile floors in the baths and High quality carpet on the stairs and upstairs bedrooms. BONUS: upper North facing 1patio off the upstairs loft. 3 generous size bedrooms & 2.5 bathrooms. Primary bedroom with a 4 piece ensuite, walk-in closet. Double car attached garage with extra parking pad. Other upgrades: Fridge water line R/I, TV cable wall cable R/I in family room, Closet organizers, Exterior Stone front detail, unspoiled basement with 2(!) front windows, electric hot water tank, fully landscaped with trees, Gas Line to Kitchen, Balcony, Garage. Water softner is also added.