



**158 Cityscape Boulevard NE  
Calgary, Alberta**

**MLS # A2183179**



**\$525,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**HUGE VALUE! NO CONDO FEES!** Quick Possession available! Welcome to Cityscape, you've found the **LOWEST** priced family home with **GARAGE, AIR CONDITIONING** and more upgrades ready for you. This 3 bedroom + bonus room, 2.5 bath home with laundry upstairs has everything you need. Large living room and dining room for family gatherings. Enjoy the galley-style kitchen with upgraded appliances including a **GAS** stove, and a large eating bar. The **GRANITE** countertops throughout and **LVP** flooring add a touch of style. This home also includes a **DOUBLE** attached garage, fully **INSULATED & drywalled**, with storage shelves for easy organization. Air conditioning for those warm summer days. Upstairs, the bonus room opens to a large private patio, perfect for the family to play, sunbathe, or eat outdoors. The basement is awaiting your design and has plumbing ready for a future bathroom and an egress window, allowing you to expand your living space. Surrounded by a 115-acre reserve, Cityscape offers chances to hike and bike, with parks and playgrounds nearby. The area also boasts excellent schools and is close to Sunridge Mall and CrossIron Mills for shopping. Don't miss this chance to live in a popular Calgary neighborhood. Schedule your visit today!