



**GRASSROOTS**  
REALTY GROUP

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**134 Cityscape Boulevard NE**  
**Calgary, Alberta**

**MLS # A2191651**



**\$529,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Many Trees, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

NO CONDO FEE ! Don't Let This Exceptional Opportunity Slip Away! Presenting a meticulously maintained abode boasting four spacious bedrooms and three and a half elegant bathrooms, nestled within the vibrant community of Cityscape. This distinguished townhome is particularly appealing as it bears no condominium fees, thus affording you the liberty to relish in your property without the burden of additional monthly expenses. It seamlessly harmonizes modern aesthetics with functional living. Strategically situated in a coveted locale, this residence epitomizes both convenience and sophistication. Its proximity to verdant parks, diverse shopping options, exquisite dining establishments, and major transportation arteries enhances the allure of this remarkable property. Upon entering, one is warmly welcomed by the inviting main floor, which encompasses a generous living area, an elegant dining space, and a chef's dream kitchen. This contemporary culinary haven not only delights the eye but also serves as a highly functional centerpiece, ideal for culinary aficionados. The main floor is further complemented by a conveniently located half-bathroom and access to an attached two-car garage, providing ease of ingress and egress from the rear lane, thus ensuring a perfect balance of comfort and practicality. Ascend the staircase to discover three generously proportioned bedrooms alongside two full, tastefully appointed bathrooms. The master bedroom with its private ensuite bathroom, exudes a luxurious ambiance and offers ample space, creating a private sanctuary for rest and rejuvenation. The additional bedrooms are equally well-appointed, sharing a lavish four-piece bathroom, and are versatile enough to accommodate a growing family, guests, or even a dedicated home office. This upper level also features a quaint bonus room, brimming

with potential for various utilizations, and grants access to a full-width balcony—an idyllic spot for enjoying your morning coffee or hosting delightful evening barbecues while soaking in picturesque sunsets. A standout feature of this remarkable townhome is the fully developed basement, easily accessible from the garage. This basement includes an additional bedroom, a full bathroom, and a cozy living area, while the basement kitchen further enhances its versatility, making it an ideal retreat for guests or extended family. With its contemporary amenities, thoughtful layout, and the unparalleled advantage of having no condo fees, this exquisite townhome in Cityscape transcends mere residency; it offers a refined lifestyle. Do not let this chance to claim your dream home pass you by—schedule your private viewing today and indulge in the epitome of contemporary townhome living!