



GRASSROOTS
REALTY GROUP

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11145 Cityscape Drive NE
Calgary, Alberta

MLS # A2200171



\$564,500

Division:	Cityscape		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Central, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

OPEN HOUSE!! Sat 19th Apr, 2025 (3 PM to 5 PM) Sun 20th Apr, 2025 (11 AM to 1 PM).

Welcome to your dream home in the heart of Cityscape! This beautifully upgraded 3-bedroom, 2.5-bathroom END-UNIT townhouse offers the perfect blend of style, comfort, and convenience – with NO CONDO FEES! Step inside and be amazed by the THOUGHTFULLY DESIGNED UPGRADES, including ceiling-height cabinets, a sleek backsplash, upgraded hardware, and a premium appliance package. The double attached garage adds extra convenience, while modern pot lights and stunning 1.25" quartz countertops bring a touch of luxury throughout the home. The main floor boasts durable luxury vinyl plank flooring, while the plush upgraded carpet with thicker underlay ensures comfort upstairs. An open spindle railing adds a contemporary touch, and the elegantly styled bathrooms feature upgraded vanities, full-height mirrors, glass shower doors, and high-end showerheads for a spa-like experience. Upstairs, you'll love the spacious loft/bonus room, perfect for a home office or entertainment space, along with the convenient 2nd-floor laundry room. The master ensuite is a true retreat, complete with pot lights and quartz countertops. Plus, CUSTOM HIGH-END BLINDS on every window offer both style and privacy. Located just 2 minutes from a bus stop and steps from the scenic Cityscape playground and Wetland, this home is perfect for enjoying evening walks and outdoor activities. Plus, with restaurants, retail shops, and everyday conveniences just around the corner, you'll love the unbeatable location! Don't miss out on this fantastic opportunity—schedule a viewing today!

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