

**11161 Cityscape Drive NE**  
**Calgary, Alberta**

**MLS # A2213298**



**\$539,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Pantry		

**Inclusions:** none

Welcome to this stunning freehold townhouse in the desirable community of Cityscape in NE Calgary. This end unit boasts 1514 sq ft of living space, featuring 3 bedrooms, 2.5 bathrooms, and a bonus room that is perfect for entertaining guests or relaxing with your family. The open concept layout is ideal for entertaining, with kitchen that overlooks the dining and living area. Enjoy the convenience of having a double car attached garage and second floor laundry facilities. The master bedroom comes complete with a walk-in closet and en-suite bathroom for added privacy and luxury. Located close to amenities such as parks, schools, shopping, and public transportation, this home offers both comfort and convenience. Don't miss out on the opportunity to make this beautiful house your new home in Cityscape!