

23 Cityscape Mews NE Calgary, Alberta

MLS # A2221798



\$788,888

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| Division: | Cityscape | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,101 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, City Lot, Interior Lot, Landscaped, Pie Shaped Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Separate Entrance | | |

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 24 BETWEEN 2-4 pm. Situated on a rare, oversized pie-shaped lot spanning over 7,000 sq ft., this beautifully upgraded home in the desirable community of Cityscape offers 3+2 bedrooms, 2.5+1 bathrooms, exceptional space, comfort, and income potential. Located on a quiet cul-de-sac in the neighbourhood, the fully fenced backyard provides an incredible outdoor area—perfect for entertaining, kids to play, or future landscaping projects. Inside, you’re welcomed by a soaring 18-foot open-to-above foyer that fills the home with natural light. The main floor features 9-ft knockdown ceilings, a spacious living room with a cozy fireplace, and a well-appointed kitchen equipped with stainless steel appliances, including a gas stove, a large central island, upgraded cabinets, and a generous walk-in pantry. Upstairs, you’ll find three large bedrooms and an expansive bonus room with oversized windows. The primary suite offers a tray ceiling and a private ensuite, while the secondary bathrooms are upgraded 4-piece layouts with modern finishes. Adding to the home’s appeal is a fully finished basement with a 2-bedroom illegal suite—complete with its own kitchen, living area, full bathroom, and a private side entrance. Whether for extended family or rental income, this space adds valuable versatility. Additional upgrades include 9-foot ceilings on both main and upper levels, abundant daylight throughout, and excellent access to Deerfoot Trail, Stoney Trail, and a short drive to the C-Train station. This is a rare opportunity to own a spacious, move-in-ready home on one of the largest lots in Cityscape. Don’t miss out—book your private showing today!