

213 Cityscape Boulevard NE
Calgary, Alberta

MLS # A2225940



\$524,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Other, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Central Vacuum, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: All furniture in Home (negotiable)

*** OPEN HOUSE SATURDAY JUNE 14TH 12-2 AND SUNDAY JUNE 15TH 12-2*** Welcome to your new home! This beautifully maintained 3 bedroom, 2.5 bath townhome located in the vibrant and family-friendly community of Cityscape is sure to be perfect for you and your family. Built in 2018, this charming home offers the perfect blend of modern style and everyday functionality with the added bonus of no condo fees. Step inside to the bright and open main floor featuring the spacious living room and dining area, ideal for hosting guests or enjoying quality family time. The thoughtfully designed kitchen is both stylish and practical, showcasing stainless steel appliances, quartz countertops, bar stool area, and ample cabinetry space. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite, as well as a versatile bonus room that can serve as a home office, playroom, or second lounge space. The bonus room also comes with its own balcony perfect for BBQ's and hosting friends. The basement offers room for your own creations and tons of storage space making it ideal for any individual or family. The home has been meticulously cared for with a new roof and siding completed in 2023, offering long-term peace of mind. The oversized double attached garage at the rear provides secure parking and additional storage. Situated less than five minutes from local schools, and just a short walk to nearby bus stops and the bustling Cityscape Plaza, this home offers easy access to everyday essentials, shopping, and transit. Whether you're a first-time buyer, growing family, or savvy investor, this move in ready property is a fantastic opportunity to own in one of Calgary's quickest growing neighborhoods.