

## 80 Cityside Manor NE Calgary, Alberta

**MLS # A2236700**



# \$499,900

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Walk-In Closet(s)		

**Inclusions:** none

**\*\*Stunning Townhome in Cityscape &ndash; No Condo Fees! \*\*** Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the vibrant community of Cityscape with **\*\*no condo fees\*\***, this home offers exceptional value, modern finishes, and unbeatable convenience. Main Floor Highlights: - Bright, open-concept layout perfect for entertaining and everyday living - Stylish kitchen with granite countertops, stainless steel appliances and ample cabinetry - Cozy dining area ideal for family meals and gatherings - Convenient half bathroom on the main level Upstairs Comfort: - Spacious primary bedroom with a 4-piece ensuite and walk-in closet - Two additional bedrooms with large windows and generous closet space - Full main bathroom and a laundry room for added functionality Oversized balcony &ndash; perfect for BBQs and enjoying sunny days Double attached garage at the rear &ndash; a must-have for Calgary's weather Prime Location: Nestled in the sought-after community of Cityscape, this home is close to: - Parks, schools, and shopping - Public transit and major roadways for easy commuting Affordable Luxury: With its modern design, practical layout, and prime location, this home is a rare find in today's market. Don't Miss Out &ndash; Book Your Private Showing Today!