

**71 CITYSCAPE Court**  
**Calgary, Alberta**

**MLS # A2210660**



**\$379,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 205
<b>Basement:</b>	None	<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>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*GREAT VALUE HERE!\* RARE and THIS GEM home Will SELL SOON! At the time of this writing, THIS IS the ONLY HOME, excluding apartments, AVAILABLE in NE Calgary with an asking price BELOW \$380,000, a condo fee LESSER than \$300/mo, a minimum of 1,000 SQFT living area, 2 BEDROOMS and BUILT from 2010 or AFTER. CONDO FEE is SUPERBLY LOW at \$204.60. REMEMBER & COMPARE these while SHOPPING as a BUYER for your CURRENT and FUTURE (resale) VALUE! Now, welcome to your NEW home! IT IS a beautiful, spacious & bright townhouse. Built in 2016,, this house features two bedrooms and 1.5 bath. Enjoy your barbeque in summer on the nice EAST facing balcony. LARGE window in kitchen and bedrooms provide ample DAYLIGHT/SUNLIGHT. First floor has a beautiful kitchen, with granite countertops, built in stainless steel appliances, and an access to the BALCONY. Spacious living area, dining area and a half bath completes this level. Top floor has the ADEQUATELY SIZED MASTER'S BEDROOM, an EXTRA nice sized bedroom and a FULL washroom. A WALK-IN CLOSET providing AMPLE CLOTHE STORAGE completes the master's. ATTACHED single car GARAGE parking along with ANOTHER PARKING on the DRIVEWAY is available. Family-friendly neighborhood location is unbeatable with bus stops within the walking distance; day care, schools, shopping amenities all within minutes. Parks, pathways, green space to enjoy within a stones throw distance. YES, GREAT VALUE INDEED. Book your VIEWING ASAP!**