

10650 Cityscape Drive NE  
Calgary, Alberta

MLS # A2220933



# \$499,999

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2014 (11 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>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

A great opportunity for first time buyers or investors!! Welcome to This beautiful unit townhouse with no condo fees promotes a convenient, low-maintenance lifestyle with 3-bedrooms, with outdoor spaces and a double attached garage in the charming community of Cityscape. The main floor is basked in natural light, is both beautiful and practical, that offers the kitchen, dining and living rooms, a perfect space for the family and entertaining guests, also has a conveniently tucked away powder room. As the stairs lead you to the upper level to the massive full-width balcony with sunny west exposure for casual barbeques and evening sunsets. This level is also home to 3 spacious and bright bedrooms including the master oasis complete with a walk-in closet and private ensuite. The basement awaits your dream development. Parking will never be an issue with tons of street parking for guests as there are no homes across the street, while your vehicles stay in the insulated and drywalled double garage with a paved lane. Laminate floors throughout, and new paint and new windows coverings. Conveniently Located in the beautiful community of Cityscape within walking distance to grocery stores and the extensive scenic walkways and nature trails that surround the huge natural preserve. A cherry on top is a huge playground field right across the street. It is a ready to move in place. A quick access to Stoney Trail, Cross Iron Mills Mall, Costco and the airport.