

**10614 Cityscape Drive NE**  
**Calgary, Alberta**

**MLS # A2293912**



**\$534,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautiful East-facing corner unit townhouse opposite to a PLAYGROUND in the amenity-rich community of Cityscape, featuring no condo fees and a double attached garage and ILLEGAL BASEMENT SUITE. This park-facing home offers a bright and spacious main floor with a large living area and expansive windows, a separate dining area, a well-appointed kitchen with an island, a 2-piece bathroom, and a mudroom with access to the rear-attached garage. The upper level includes three generously sized bedrooms, two full bathrooms, a versatile loft area, and a large west-facing balcony. The primary suite comes with a 4pc ensuite and a walk-in closet. The basement is developed with an illegal suite, complete with a kitchen, living area, full bathroom, and additional living space. Don't miss this out as this unit is not going to last longer. Book your private showing today!