

11257 Cityscape Drive NE
Calgary, Alberta

MLS # A2306683



\$499,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Open House May 16 & 17 from 1pm-3pm - Purchased in December 2023 | NO CONDO FEES | END UNIT | HUGE PRIVATE SIDE YARD | DOUBLE ATTACHED GARAGE | FULLY UPGRADED | INVESTOR & FIRST-TIME BUYER ALERT. This rare NE Calgary townhouse for sale in Cityscape offers the space and privacy of a detached home — at a fraction of the cost. Fronting onto green space with an oversized private side yard, this fully upgraded end unit townhome was purchased in December 2023 and shows like new. The bright, open-concept main floor features a chef-inspired kitchen with quartz countertops, maple cabinetry, stainless steel appliances, and a large central island — seamlessly flowing into spacious dining and living areas perfect for entertaining. Upstairs, the family-friendly layout includes three spacious bedrooms, a huge bonus room, a primary retreat with walk-in closet and private ensuite, a full TWO bathrooms, and convenient upper-floor laundry. The unfinished basement includes 3-piece rough-ins and A/C rough-ins, offering strong future development potential for a legal basement suite or additional living space — making this an ideal investment property or long-term family home. Loaded with premium upgrades including architectural premium siding being an end unit, EV charger rough-in with conduit, smart switches, pot lights with dimmers, upgraded ceiling finish, 6lb carpet underlay, LG washer/dryer, outdoor hot water connection, extra storage shelving, and an energy efficiency certification.