

**72 Cityscape Row NE**  
**Calgary, Alberta**

**MLS # A2307152**



**\$439,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** NA

Stunning Townhouse with NO CONDO FEES in the Highly Sought-After Cityscape Community! Welcome to this exquisite townhouse, where contemporary living meets comfort and convenience. This home features an open-concept kitchen, equipped with sleek stainless steel appliances and a large central island—ideal for cooking and entertaining. The main floor includes a spacious living room, a convenient 2-piece bathroom, and direct access to the fully finished basement and double attached garage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite featuring a walk-in closet and a private 4-piece ensuite bathroom. The two additional bedrooms are well-appointed and share a modern full bathroom. Brand-new carpet has also been installed throughout the upper level, adding comfort and a fresh updated feel. The fully finished basement adds versatility with an additional full bathroom, perfect for guests or extra living space. Enjoy the practicality of a double-car garage and the freedom of no condo fees, all while living in the desirable Cityscape community!