

## 245 Cityscape Boulevard NE Calgary, Alberta

**MLS # A2337614**



**\$475,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape              |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,338 sq.ft.           | <b>Age:</b>   | 2018 (8 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> | Landscaped             |               |                  |

|                    |                                                                  |                   |    |
|--------------------|------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank                                                      | <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> | Poured Concrete                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |                   |    |

**Inclusions:** A white cabinet in the basement

**NO CONDO FEE TOWNHOUSE IN CITYSCAPE NE CALGARY | MASSIVE BALCONY | BONUS ROOM | DOUBLE ATTACHED GARAGE |** New Roof, Shingles and Gutters in 2024 Welcome to this beautiful no condo fee townhouse in Cityscape NE Calgary, ideally located in one of Northeast Calgary's growing and highly connected communities. Featuring a massive private balcony, bonus room, 3 bedrooms, 2 full bathrooms and 1 half bathroom, and a double attached garage, this home offers an exceptional combination of space, convenience, and value—without the monthly burden of condo fees. Step inside to a bright and spacious open-concept main floor filled with natural light. The modern kitchen features a large central island, quality finishes, and plenty of cabinetry, opening seamlessly to the dining area and comfortable living room. The thoughtful layout makes this home ideal for everyday family living as well as entertaining. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, two full bathrooms, and a versatile family bonus room that can be used as a home office, media room, playroom, or additional living space. Step outside onto the large private balcony, offering the perfect spot to enjoy your morning coffee or unwind after a long day. The double attached garage provides secure parking and additional storage, while the no-condo-fee ownership makes this property particularly attractive to first-time home buyers, families, and investors looking for long-term value in Calgary. **PRIME CITYSCAPE LOCATION.** Location is one of this home's biggest advantages. You're within walking distance of popular everyday amenities, including 7-Eleven, Sanjha Punjab, Starbucks, Dollarama, Frescho, daycare, and other shopping and services. Commuters will appreciate the convenient access to Stoney Trail and

Deerfoot Trail, while Calgary International Airport (YYC) is also easily accessible. The location provides excellent connectivity to shopping, dining, schools, employment areas, and other parts of Calgary. If you're searching for a townhouse for sale in Cityscape Calgary, a no condo fee townhouse in NE Calgary, or a home with a double attached garage, bonus room, and large balcony, this property is a rare opportunity worth seeing. Book your private showing today and experience everything this Cityscape townhouse has to offer!