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245 Cityscape Boulevard NE
Calgary, Alberta

MLS # A2348561

$439,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,354 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

SAY GOODBYE TO CONDO FEES! Stop renting and start building equity in this exceptional townhouse in vibrant Cityscape NE. The bright, open-concept main floor is anchored by a modern kitchen with a large central island that flows seamlessly into the living area, perfect for everyday living and easy entertaining. Upstairs, you'll find 3 generous bedrooms, including a primary suite, plus a versatile bonus room ready to serve as a home office, guest space or second lounge. Step out onto the large private balcony for your morning coffee, and enjoy the convenience and extra storage of a double attached garage. With 2.5 baths and no monthly condo fees, this home keeps your overhead low and your value high. Walk to FreshCo, Starbucks and local schools, and get anywhere fast with quick access to Stoney Trail, Deerfoot Trail and Calgary International Airport. Townhome living without the fees. Book your private showing today and check out the Virtual Tour and Video!

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