

8839 Cityscape Drive NE  
Calgary, Alberta

MLS # A2176524



## \$564,900

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<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, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome to your brand new, beautifully designed townhouse in the vibrant community of CityScape! This spacious home offers 1,497 sq. ft. of thoughtful living space. The main floor features a bright, open-concept layout with a stylish dining area, cozy living room, and modern kitchen complete with stainless steel appliances. Upstairs, the primary bedroom offers a peaceful retreat, complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another 4-piece bathroom, and a spacious family room provide plenty of space for relaxation or entertainment. Conveniently located laundry facilities complete the upper floor. The undeveloped basement awaits your personal touch, offering a blank canvas for your creativity. This home comes with a double attached garage. Quick access to Stoney Trail, Deerfoot Trail, the airport, shopping, and groceries. This is an ideal first home or investment opportunity. Make this your dream start&nbsp;in&nbsp;CityScape!