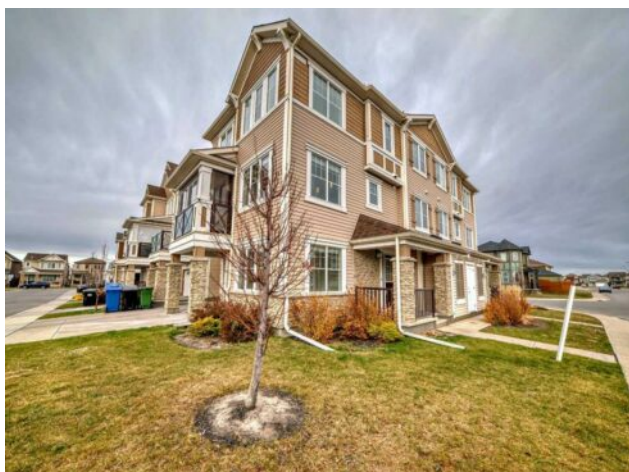


40 Cityscape Avenue NE  
Calgary, Alberta

MLS # A2177040



## \$429,900

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Paved		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 369

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** none

Enjoy the beauty of Cityscape Community where living is closer to amenity. Welcome to this beautifully designed home that combines functionality and style. Let me walk you through; enter the main floor where you'll find a spacious living area or office space, with access to the oversized single attached garage. The generous living room welcomes you to the bright second floor where a modern kitchen offers the array of stainless steel appliances boasted by quartz countertops, a cozy dining area. Time to have your cup of coffee or glass of beer to the enclosed balcony or sunroom which is perfect for enjoying the sun year-round. This floor also features a half bathroom and laundry facilities for added convenience. On the third floor, retreat to the master bedroom with a luxurious 4-piece ensuite, along with two additional bedrooms and another 4-piece bathroom. Added exciting features of Cityscape Community, 5-10 minutes to YYC airport, Crossiron Mill Shopping Centre and easy access to the ring road Stoney Trail. This home offers access to beautiful parks, walking paths, playgrounds, and nearby amenities. MUST SEE!!! Call your favoUrite realtor today!