

## 39 Cityscape Row NE Calgary, Alberta

MLS # A2249365



# \$415,000

|                  |                                                       |               |                  |
|------------------|-------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape                                             |               |                  |
| <b>Type:</b>     | Residential/Other                                     |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                    |               |                  |
| <b>Size:</b>     | 1,341 sq.ft.                                          | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, On Street, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                                             |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot            |               |                  |

|                    |                                         |                   |        |
|--------------------|-----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | \$ 207 |
| <b>Basement:</b>   | None                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Other, Wood Frame             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry |                   |        |

**Inclusions:** Washer/Dryer, Refrigerator, Dishwasher, Electric Cooktop, Microwave Hood Fan, Microwave.

Welcome to this modern three-storey townhouse in Cityscape (NE Calgary), offering 1,341 sq ft of well-designed living space. The contemporary kitchen features countertops, stainless steel appliances, and ample cabinetry. Upstairs, discover two spacious bedrooms, including a comfortable primary with excellent closet space and attached full bathroom. The convenience of upper-floor laundry makes daily routines simple. Parking is a breeze with a single attached garage plus driveway parking. Exceptional value, a fantastic location, and low condo fees round out the package. This interior unit blends contemporary style with everyday practicality—ideal for first-time buyers, professionals, or investors. The bright, open living area is designed for both entertaining and day-to-day living, with a generous living/dining zone flowing into the sleek kitchen. A sunny balcony extends the space for morning coffee or evening BBQs. Situated in a growing community close to parks, shopping, schools, transit, major roadways, and the airport, this home offers low-maintenance living without compromising comfort or convenience. Book your showing today.