



**74 Cityscape Court NE**  
**Calgary, Alberta**

**MLS # A2294689**



**\$359,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** None

LOWEST PRICE TOWN HOUSE in cityscape !!!!! Why settle for an apartment when you can enjoy more space, privacy, and functionality? This home in the vibrant community of Cityscape offers exceptional value at \$359,000! Bright and open layout with a spacious living and dining area, perfect for everyday living and entertaining. The kitchen features ample cabinetry and storage, making it both practical and efficient. With 3 BEDROOMS, and a FRONT-attached SINGLE GARAGE with DRIVEWAY, this home is a fantastic opportunity for first-time buyers, families, or investors. One of the standout features is the abundance of storage throughout, lots of sunshine during the day, along with the added benefit of a front garage and driveway parking—rare at this price point. Plus, enjoy LOW CONDO FEES of just \$285/month, AIRCONDITION , making ownership even more affordable compared to many apartment-style condos. Don't miss this incredible opportunity—book your showing today!