



**GRASSROOTS**

REALTY GROUP

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**115 Cityscape Boulevard NE  
Calgary, Alberta**

**MLS # A2300831**



**\$534,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** N/A

**NO CONDO FEES | FULLY DEVELOPED BASEMENT | DOUBLE ATTACHED GARAGE** Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom townhome in the vibrant community of Cityscape—offering the perfect blend of style, space, and functionality with NO condo fees. Step inside to a bright and inviting main floor featuring a spacious living area, elegant dining space, and a modern chef-inspired kitchen—complete with sleek finishes and designed for both everyday living and entertaining. A convenient half bath and access to the double attached garage add to the practicality of this well-designed layout. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a private ensuite, along with an additional full bathroom. A versatile bonus room offers the perfect space for a home office, playroom, or lounge, and opens onto a full-width balcony—ideal for morning coffee or evening relaxation. The fully developed basement adds incredible flexibility, featuring a fourth bedroom, full bathroom, cozy living area, and its own kitchen—perfect for extended family, guests, or additional living space. Located close to parks, shopping, restaurants, and major routes, this home offers unmatched convenience in one of NE Calgary’s fastest-growing communities. Whether you’re a homeowner or investor, this is a rare opportunity you don’t want to miss. Book your private showing today and experience Cityscape living at its finest.