



**193 Cityscape Gardens NE
Calgary, Alberta**

MLS # A2306160



\$739,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No B...		

Heating:	Forced Air, Humidity Control, See Remarks	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Basement - Electric Range, refrigerator, Hood Fan, Micro wave, Washer/Dryer

Welcome to the vibrant Cityscape community in Calgary, offering the perfect blend of urban convenience and natural beauty. This front-attached garage home is ideal for FIRST-TIME HOME BUYERS OR SAVVY INVESTORS, offering comfort, convenience, and excellent curb appeal. Features include premium exterior siding with thoughtful design, stylish window casings at the front and back, and an upgraded roof, enhancing its overall presence—perfect for modern family living. Main floor welcomes you with a bright and inviting living room featuring ‘knockdown ceilings, pot lights, and durable luxury vinyl flooring. Enjoy built-in 5.1 surround sound wiring and premium Hunter Douglas blinds, creating a comfortable and modern living space. The living room flows seamlessly into the dining area with patio door access to a beautiful backyard. The upgraded kitchen features a quartz countertop island and extended cabinetry, offering both style and functionality. The second floor offers 4 spacious bedrooms, including a primary retreat featuring a tray ceiling with accent wall, a luxurious upgraded 5-piece ensuite, and his-and-hers walk-in closets. The second and third bedrooms include full mirror-door closets, with the second also featuring a ceiling fan. The fourth bedroom offers a walk-in closet and access to an upgraded covered balcony. A stylish 3-piece bathroom with an upgraded standing shower completes this level. One of the standout features of this home is the fully developed illegal basement suite with a separate side entrance from the garage, offering excellent flexibility. It includes an additional bedroom, full bathroom, cozy living area, and a functional kitchen—perfect for extended family or added versatility. The basement also offers two laundry sets, with a secured unit for the upper level and a dedicated laundry for the basement, enhancing

convenience and functionality. The property features a double attached garage with additional driveway parking. It is equipped with a security system, fully fenced backyard, newly upgraded energy-efficient LED lighting, and a garburator rough-in. A private main floor door separates the upper level from the basement, providing enhanced privacy and strong potential for independent living. Located in Cityscape, this home combines modern design with a highly functional layout, delivering true contemporary living. Enjoy close proximity to parks, transit, grocery stores, restaurants, and everyday amenities. With quick access to Méis Trail and Stoney Trail, commuting across the city is seamless. Don’t miss this opportunity—schedule your viewing today and experience exceptional detached home living.