



**GRASSROOTS**

REALTY GROUP

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**51 Cityscape Row NE  
Calgary, Alberta**

**MLS # A2306388**

**\$359,900**



<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Paved, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 207
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this charming three level townhouse that perfectly blends comfort, style, and convenience. From the moment you step into the foyer, you are welcomed by a spacious and bright entryway, complete with an easily accessible two piece bathroom located across from the garage entrance, ideal for busy everyday living. Head upstairs to the main floor, where you will find a beautifully designed open-concept layout featuring a seamless flow between the dining room, living room, and modern kitchen. The kitchen is the heart of the home, highlighted by a large eat at island, perfect for casual meals, entertaining guests, or gathering with family. The top floor offers a thoughtfully designed retreat with two generous bedrooms, two full bathrooms, and the convenience of an upper-level laundry room, making daily routines simple and efficient. Located in a vibrant and family-friendly community, you will enjoy easy access to nearby parks, restaurants, and shopping, everything you need just moments from your doorstep. This home offers the perfect balance of functionality, comfort, and lifestyle in a desirable location.