



GRASSROOTS
REALTY GROUP

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11257 Cityscape Drive NE
Calgary, Alberta

MLS # A2306683



\$499,900

Division:	Cityscape		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

OPENHOUSE Thursday, May 7th, 5 pm to 7pm | NO CONDO FEES | END UNIT | HUGE PRIVATE YARD | DOUBLE ATTACHED GARAGE | FULLY UPGRADED | INVESTOR & FIRST-TIME BUYER ALERT. Welcome to this rare end unit townhome in Cityscape NE Calgary, perfectly located fronting onto green space with an oversized private side yard, offering the feel and privacy of a detached home without condo fees. Step inside to a bright open concept layout filled with natural light, featuring a modern chef inspired kitchen with quartz countertops, maple cabinetry, stainless steel appliances, a large central island, and seamless flow into the spacious dining and living areas, perfect for entertaining. Upstairs offers a functional and family friendly layout with three spacious bedrooms, huge bonus room, including a primary retreat with a walk in closet and private ensuite, an additional full bathroom, and convenient upper floor laundry. The unfinished basement includes a three piece rough ins, air conditioner rough-ins and provides excellent potential for future development. This home is loaded with upgrades, including architectural premium siding, EV charger rough in with conduit already installed, smart switches, additional pot lights with dimmer controls, upgraded ceiling finish, 6lb premium carpet underlay on the upper floor, feature wall in the primary bedroom, high end LG washer and dryer, outdoor hot water hose connection, extra storage shelving, and energy efficient certification. Located in a high demand NE Calgary community, just minutes to Stoney Trail, Calgary International Airport, shopping, schools, parks, and transit. This is a perfect opportunity for first time buyers, investors, or growing families looking for space, value, and long term growth. A rare find that must be seen.