



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Cityscape Gardens NE
Calgary, Alberta

MLS # A2311717



\$544,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Lawn, Level, Open Lot, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

OVER 1400 SQFT | 4 TOTAL BEDS | 3 UP + 1 DOWN | FULLY FINISHED BASEMENT | SINGLE ATTACHED GARAGE | FRONT DRIVEWAY | NEW FLOORING THROUGHOUT | NEW GRANITE COUNTERTOPS | UPDATED BATHROOMS | NEW REAR DECK | BASEMENT KITCHEN + LIVING ROOM | Welcome to this beautifully updated home offering over 1400 sqft of well-designed living space, perfect for families, first-time buyers, or investors. Featuring 4 total bedrooms with 3 located upstairs and 1 additional bedroom in the fully finished basement, this home provides a functional layout with room for everyone. The property includes a single attached garage along with a front driveway for added parking convenience. Recent renovations add modern appeal throughout the home, including brand new flooring across the entire property and elegant new granite countertops in all bathrooms. The main level offers bright and comfortable living areas with seamless flow, while the rear of the home opens onto a newly built deck—ideal for relaxing or entertaining outdoors. The fully finished basement expands the living space significantly and includes 1 bedroom, 1 full bathroom, a kitchen, and a living room, creating excellent flexibility for extended family, guests, or potential rental use (subject to approval). This move-in ready home combines updates, space, and versatility in one attractive package.