



45 Cityscape View NE
Calgary, Alberta

MLS # A2315011



\$695,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Fridge, stove in basement bar/kitchenette

Welcome to this beautifully maintained and fully finished family home in the vibrant community of Cityscape! Enjoy over 1950 sq ft of fully finished space. Offering stylish updates, functional living space, and a fantastic location, this home is perfect for growing families or those who love to entertain. The bright and open main floor features modern finishes, spacious living areas, and a well-designed layout for everyday living. Upstairs offers comfortable bedrooms and family-friendly functionality, while the fully developed basement adds incredible extra living space complete with a bar/kitchenette area – perfect for entertaining, guests, or movie nights at home. Outside, enjoy a great family-oriented neighborhood with parks, pathways, playgrounds, and amenities nearby. Conveniently located with quick access to major routes including Stoney Trail, Metis Trail, and Deerfoot Trail, commuting anywhere in the city is easy. Plus, Calgary International Airport is just a short drive away, making travel incredibly convenient. This is a fantastic opportunity to own a move-in ready home in one of Calgary’s growing northeast communities!