



GRASSROOTS
REALTY GROUP

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153 Cityscape Gardens NE
Calgary, Alberta

MLS # A2316892



\$725,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	NONE
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Welcome to this beautiful home in the desirable community of Cityscape! Offering a functional and spacious layout, this property features 4 bedrooms and 2.5 bathrooms on the upper levels, along with a 1-bedroom, 1-bathroom illegal basement suite, providing excellent flexibility for families and investors alike. The main level offers a bright and inviting living space, a well-appointed kitchen, and a dining area that is perfect for everyday living and entertaining. Upstairs, you'll find four generously sized bedrooms, including a comfortable primary bedroom, along with 2.5 bathrooms for added convenience. The basement features a 1-bedroom, 1-bathroom illegal suite, offering additional living space and potential rental income. It is an excellent option for extended family, guests, or tenants. Situated in the vibrant community of Cityscape, this home is conveniently located close to parks, schools, shopping, transit, major roadways, and a variety of amenities. Whether you're looking for a spacious family home or an investment property with additional income potential, this property offers excellent versatility and value. Don't miss this opportunity to own a fantastic home in one of Calgary's growing communities. Book your private showing today!