



10614 Cityscape Drive NE
Calgary, Alberta

MLS # A2318606



\$499,990

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: N/A

Welcome to this stunning East facing corner unit townhouse in the highly sought-after community of Cityscape, perfectly situated directly across from a playground and offering the rare advantage of NO CONDO FEES! Combining comfort, functionality, and investment potential, this beautifully maintained home features a double attached garage and a fully developed basement with an illegal suite. The bright and inviting main floor boasts an open concept layout highlighted by large windows that flood the living room with natural light, a spacious dining area ideal for family gatherings, and a well appointed kitchen complete with ample cabinetry, a central island, and generous workspace. A convenient 2 piece bathroom and mudroom with direct access to the garage complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk in closet and private 4 piece ensuite. An additional full bathroom, versatile loft area perfect for a home office or study space, and a large west facing balcony provide exceptional everyday living. The fully developed basement offers added flexibility featuring its own kitchen, living area, full bathroom, and additional living space ideal for extended family. Located close to parks, playgrounds, walking paths, schools, shopping, transit, and major roadways, this home delivers outstanding value in one of Calgary's fastest growing communities. A fantastic opportunity for families, first-time buyers, and investors alike. Book your private showing today before this exceptional property is gone!