



GRASSROOTS

REALTY GROUP

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107 Cityscape Way NE
Calgary, Alberta

MLS # A2322673



\$849,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,640 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC1
Utilities:	-

Inclusions: N/A

Welcome to 107 Cityscape Way NE, a spacious haven designed for modern living and income potential. As you step inside, you're greeted by a convenient half bathroom on the left, ideal for guests. The hardwood flooring leads you past a functional office space, perfect for remote work setups, and into a cozy living room adjacent to a well-appointed kitchen with granite countertops and a sizable pantry. Step through the kitchen's door to find a generous outdoor patio deck, offering serene views of the green space—a peaceful retreat for relaxation or entertaining. The main floor also provides easy access to a spacious double-door garage, ensuring convenience and ample storage. Upstairs, discover four bedrooms, including a master bedroom featuring a walk-in closet and ensuite bathroom, complemented by another full bath for added comfort and convenience. The basement level impresses with separate laundry facilities and additional storage space. A standout feature of this home is its LEGAL basement suite, complete with two bedrooms, a full bathroom, a full kitchen, and separate laundry. Currently rented for \$1,800 per month, this legal suite presents a substantial income opportunity, significantly easing mortgage costs. Walk out from the basement to a backyard adorned with two sheds, enhancing storage options and practicality. Other notable amenities include air conditioning and a garage heater, ensuring year-round comfort, while a water softener adds to the home's practical appeal. Outside, a large parking pad accommodates four or more cars, supplemented by 4k cameras and a TV system already in place for enhanced security and entertainment. Located just minutes from the airport, downtown, and major highways, this home offers unparalleled accessibility. The upcoming Gurudwara site in the neighborhood further enhances its community

appeal, alongside nearby parks, schools, and shopping centers, making it an ideal choice for families seeking convenience and vibrancy.