



**205 Cityscape Gardens NE
Calgary, Alberta**

MLS # A2325250



\$764,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Basement Appliances

Welcome to this beautifully maintained detached home situated on an impressive 8,525 sq. ft. lot in the highly desirable community of Cityscape, Calgary. This property offers the perfect combination of comfort, convenience, and investment potential. The home features a brand-new, never-lived-in 1-bedroom + den legal basement suite, making it ideal for generating rental income or accommodating extended family. Freshly updated with new paint throughout and brand-new carpet on the second floor, this move-in-ready home offers a fresh and modern feel. Conveniently located just 5 minutes from all major amenities, you'll have quick access to restaurants, grocery stores, shopping plazas, and everyday essentials. Commuting is effortless with easy access to Metis Trail and Stoney Trail. Whether you're looking for your forever home or a smart investment opportunity, this property checks all the boxes. This one won't last long! Book your private viewing today before it's gone.