



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**10505 Cityscape Drive
Calgary, Alberta**

MLS # A2327315



\$519,000

Division:	Cityscape		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Recreation Facilities		

Inclusions: Central Air conditioning unit , Blinds

NO CONDO FEES | DOUBLE ATTACHED GARAGE | FINISHED BASEMENT | BONUS HALL AREA | CLOSE TO MAIN STREET, SHOPPING & TRANSIT Welcome to this beautifully maintained 2017-built townhouse offering over 1,525 sq. ft. of developed living space with no condo fees. Featuring 3 bedrooms, 2.5 bathrooms, a fully finished basement recreation room, a versatile hall area, and a double attached garage, this home combines modern style, comfort, and everyday functionality. The bright, open-concept main floor is designed for both family living and entertaining, seamlessly connecting the living, dining, and kitchen areas. The contemporary kitchen features stainless steel appliances, sleek cabinetry with ample storage, and a large central island that's perfect for meal preparation and gathering with family and friends. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a private 4-piece ensuite. A full bathroom, convenient upper-floor laundry, and a flexible bonus hall area—ideal as a home office, media place, or reading nook—complete the upper level. The fully finished basement adds valuable living space, perfect for a recreation room, home gym, playroom, or guest area. The double attached garage provides secure parking along with additional storage. Conveniently located close to Main Street, future school site just a short walk, playground across the street & , public transit - bus stop close by, shopping, restaurants, coffee shops, medical services, and everyday amenities. The home also benefits from its proximity to the proposed Costco development at 80 Avenue NE, offering added future convenience and growth potential for the area. This home is an exceptional opportunity for first-time buyers, growing families, or investors looking for a well-maintained property in one of

Calgary's growing communities.