



GRASSROOTS
REALTY GROUP

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17 Cityscape View NE
Calgary, Alberta

MLS # A2340793



\$629,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained two-storey single-family home in the desirable community of Cityscape NE, Calgary. Proudly offered by the original owners, this home has been exceptionally cared for and is freshly painted, offering a move-in-ready opportunity for the next family. Central air conditioning adds year-round comfort. The main floor features a welcoming front porch and a bright, functional layout with a private den, 2-piece bathroom, spacious living room, dining area, and a well-appointed kitchen with a convenient walk-through pantry. The kitchen showcases maple cabinetry, granite countertops, stainless steel appliances, and a gas stove. Laminate flooring flows throughout the main level, complemented by elegant maple railings and a tray ceiling in the living room. Upstairs, you'll find a spacious bonus room with direct access to the front balcony, creating a wonderful space to relax and enjoy the outdoors. The primary bedroom offers a walk-in closet and a 3-piece ensuite with a standing shower. Two additional generously sized bedrooms and a convenient upper-floor laundry room complete the second level. The laundry room includes an upgraded washer and dryer. The fully developed basement features an illegal suite with a separate entrance, including one bedroom, one bathroom, a living area, kitchen, and its own laundry—providing excellent flexibility for extended family or additional living space. Enjoy the east-facing backyard, rear deck, and the added brightness and privacy of the alley exposure. The home also includes an attached single garage and attractive front porch and balcony spaces. Ideally located close to Stoney Trail, Country Hills Boulevard, Calgary International Airport, shopping, schools, restaurants, and numerous other amenities, this home offers an excellent combination of comfort, functionality,

and convenience. Call your favourite REALTOR® today to book your private showing!