



GRASSROOTS
REALTY GROUP

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124 Cityline Square NE
Calgary, Alberta

MLS # A2352789

\$520,000

Division:	Cityscape		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	High Efficiency, Floor Furnace	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Combination	Utilities:	-
Features:	Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: None

WELCOME TO CITYSCAPE! Discover this beautifully designed house in the vibrant and rapidly growing community of Cityscape, offering over 2,000 sq. ft. of finished living space across two storeys and a fully finished basement. Built in 2023, this thoughtfully designed home features 3+2 bedrooms, 2.5 bathrooms, and a functional layout ideal for families, first-time home buyers, and investors. Step inside to a bright and inviting main floor featuring 9-foot ceilings, large windows, and stylish luxury vinyl plank flooring throughout. The open-concept design seamlessly connects the spacious living room, dining area, and contemporary kitchen, creating the perfect setting for everyday living and entertaining. The modern kitchen boasts a central island, sleek countertops, ample cabinetry and counter space, and stainless steel appliances. A 2 piece bathroom on main floor. Upstairs, you'll find a spacious primary bedroom featuring a walk-in closet and private 3-piece ensuite, along with two additional generously sized bedrooms and a full bathroom. The convenient upper-floor laundry room, complete with a front-load washer and dryer, adds everyday practicality. Updated lighting and flooring further enhance the home's modern appeal, while a soundproof shared wall provides added privacy and comfort. The fully finished basement expands your living space with two additional bedrooms, a recreation or living area, and storage space, offering flexibility for a growing family, guests, a home office, or additional lifestyle needs. Enjoy an excellent location with quick access to Stoney Trail, Metis Trail, shopping plazas, schools, parks, and public transit. Calgary International Airport and Cross Iron Mills shopping Centre are also just a short drive away, making commuting, shopping, and travel convenient. Don't miss your chance to make this home yours! **24 hour tenant notice required.

Showing after 4pm from Wednesday to Sunday; Monday & Tuesdays 10am to 5pm.