

# \$524,900 - 217 Cityscape Boulevard, Calgary

MLS® #A2219093

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.04 Acres

Cityscape, Calgary, Alberta

**\*\*BEST LOCATION\*\*CHECK AND COMPARE\*\*NO CONDO FEES\*\*** Perfectly maintained bright and open plan **\*\*Modern design\*\*** 2-story townhouse located in the heart of the Cityscape community. As you step into the main floor, natural light fills the open layout, highlighting a spacious living area alongside a well-defined dining space, perfect for gatherings and daily activities. The modern kitchen features sleek cabinetry, ample storage for all your culinary needs, and a convenient breakfast bar, ideal for quick meals or socializing while cooking. Completing this level is a convenient 2-piece washroom. Upstairs, you'll find three bedrooms, including a primary bedroom featuring a walk-in closet and an ensuite 4-piece washroom, adding practicality and comfort to your daily routine. The two additional bedrooms are generously sized and are complemented by another full washroom, catering effortlessly to your family's needs. A standout feature of this floor is the generously sized bonus room, ideal for entertainment or relaxation, leading out to a patio where you can enjoy outdoor moments. This property includes a double attached garage, ensuring secure parking and additional storage options. Its location offers easy access to public transit and nearby grocery shopping centers, enhancing your day-to-day convenience. Don't miss out on the chance to own this practical and comfortable home in Cityscape. Schedule a viewing today and envision the lifestyle this property can



offer you.

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219093      |
| Price          | \$524,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.04          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 217 Cityscape Boulevard |
| Subdivision | Cityscape               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 0P3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Lot Description   | Back Lane                   |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | May 8th, 2025       |
| Days on Market | 43                  |
| Zoning         | Direct Control (DC) |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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