

# \$569,000 - 46 Cityscape Terrace Ne, Calgary

MLS® #A2263010

**\$569,000**

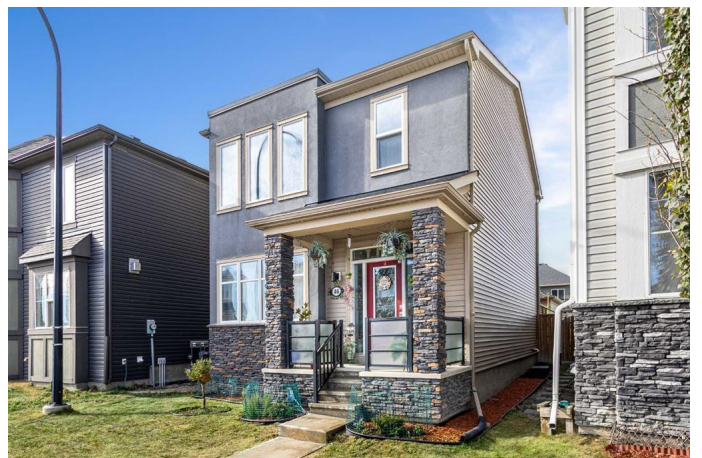
3 Bedroom, 3.00 Bathroom, 1,528 sqft  
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

**\*\*PRICED TO SELL\*\*** 9-FT CEILINGS ON ALL FLOORS | 22X22 Garage | UPGRADED WINDOWS & SIDINGS | NEW ROOF & GARAGE DOOR & DRYER | GAS FIREPLACE | FULLY LANDSCAPED & FENCED YARD WITH DECK | MOVE-IN READY |

Welcome to 46 Cityscape Terrace NE, a beautifully upgraded home in Calgary's vibrant Cityscape community. This residence showcases 9-FOOT CEILINGS on all three levels, OVERSIZE DOORS and expansive UPGRADED WINDOWS that fill the home with NATURAL LIGHT. The main floor features elegant HARDWOOD flooring and a cozy GAS FIREPLACE, creating an inviting atmosphere for family gatherings and entertaining. There are 3 spacious BEDROOMS and 2.5 BATHROOMS above grade, while the open basement is a blank canvas ready for your creative touch. The DOUBLE detached Garage is OVERSIZED, facing the wide, paved back alley for your convenience of parking and storage.

Major updates provide exceptional value and peace of mind – both the house and detached garage will receive BRAND-NEW ROOFS in November 2025, select SIDINGS will be refreshed, the GARAGE DOOR is new, and a BRAND-NEW DRYER will be installed before possession. All countertops in the kitchen and bathrooms are all upgraded to



QUARTZ or GRANITE. All bedrooms have lights with CEILING FANS. Outside, the property is FULLY LANDSCAPED front and back, complete with a REAR DECK and FENCING for privacy and enjoyment.

Nestled in a master-planned community surrounded by GREEN SPACE and WALKING PATHS, Cityscape offers the perfect balance of nature and convenience. Quick access to Stoney Trail, Deerfoot Trail, MÃ©tis Trail and Airport Trail makes commuting effortless, while YYC Airport, CrossIron Mills, and nearby schools, parks, and shopping amenities are just minutes away. This is a wonderful opportunity to own a move-in-ready home that blends comfort, quality, and location in one complete package. Book your showing today with your favorite realtor!

Built in 2015

### **Essential Information**

MLS® #	A2263010
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	46 Cityscape Terrace Ne
Subdivision	Cityscape

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0S2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden, Private Yard, Barbecue
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Private, Street Lighting, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	29
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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