

# \$438,900 - 117 Cityscape Court Ne, Calgary

MLS® #A2210240

**\$438,900**

3 Bedroom, 2.00 Bathroom, 1,488 sqft

Residential on 0.03 Acres

Cityscape, Calgary, Alberta

Welcome to the beautiful and spacious Townhouse in Cityscape, NE. This home features 3 Bed 1.5 Bath with a total living space of over 1400 Sq ft. This is a well kept home by its owners and is hitting the market for the first time, Great thing about this home is that it is an upgraded Spec Home by the builder, so it comes with all the amazing features. It is an east facing corner unit with huge windows providing you the much needed sun in winters at all times. It will provide you the quietness needed to enjoy a calm evening at the Balcony and at the same time offers all the basic amenities at a walking distance. This could be a steal deal for you if you have kids or need an access to the bus stop or park since it has both at a walking distance as well. If you are looking for a Perfect house to call it a home and also want it to fit in your budget, DO NOT WAIT UP, BOOK YOUR SHOWING NOW!!!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210240  |
| Price          | \$438,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,488     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2016          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117 Cityscape Court Ne |
| Subdivision | Cityscape              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N0W6                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Laundry, Other, Parking, Snow Removal |
| Parking Spaces | 2                                     |
| Parking        | Single Garage Attached                |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Other                     |
| Roof              | Asphalt Shingle           |
| Construction      | Other, Vinyl Siding       |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 31              |

Zoning                      DC

**Listing Details**

Listing Office              PREP Realty

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