

# \$379,900 - 71 Cityscape Court, Calgary

MLS® #A2210660

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.02 Acres

Cityscape, Calgary, Alberta

**\*GREAT VALUE HERE!\* RARE and THIS GEM home Will SELL SOON! At the time of this writing, THIS IS the ONLY HOME, excluding apartments, AVAILABLE in NE Calgary with an asking price BELOW \$380,000, a condo fee LESSER than \$300/mo, a minimum of 1,000 SQFT living area, 2 BEDROOMS and BUILT from 2010 or AFTER. CONDO FEE is SUPERBLY LOW at \$204.60. REMEMBER & COMPARE these while SHOPPING as a BUYER for your CURRENT and FUTURE (resale) VALUE! Now, welcome to your NEW home! IT IS a beautiful, spacious & bright townhouse. Built in 2016,, this house features two bedrooms and 1.5 bath. Enjoy your barbeque in summer on the nice EAST facing balcony. LARGE window in kitchen and bedrooms provide ample DAYLIGHT/SUNLIGHT. First floor has a beautiful kitchen, with granite countertops, built in stainless steel appliances, and an access to the BALCONY. Spacious living area, dining area and a half bath completes this level. Top floor has the ADEQUATELY SIZED MASTER'S BEDROOM, an EXTRA nice sized bedroom and a FULL washroom. A WALK-IN CLOSET providing AMPLE CLOTHE STORAGE completes the master's. ATTACHED single car GARAGE parking along with ANOTHER PARKING on the DRIVEWAY is available. Family-friendly neighborhood location is unbeatable with bus stops within the walking distance; day care, schools, shopping amenities all within minutes. Parks,**



pathways, green space to enjoy within a stones throw distance. YES, GREAT VALUE INDEED. Book your VIEWING ASAP!

Built in 2016

### Essential Information

MLS® #	A2210660
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,167
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	71 Cityscape Court
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0W6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	23
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.