



107 Cityscape Way Calgary Alberta

\$999,999

Welcome to 107 Cityscape Way NE, a spacious haven designed for modern living and income potential. As you step inside, you're greeted by a convenient half bathroom on the left, ideal for guests. The hardwood flooring leads you past a functional office space, perfect for remote work setups, and into a cozy living room adjacent to a well-appointed kitchen with granite countertops and a sizable pantry. Step through the kitchen's door to find a generous outdoor patio deck, offering serene views of the green space—a peaceful retreat for relaxation or entertaining. The main floor also provides easy access to a spacious double-door garage, ensuring convenience and ample storage. Upstairs, discover four bedrooms, including a master bedroom featuring a walk-in closet and ensuite bathroom, complemented by another full bath for added comfort and convenience. The basement level impresses with separate laundry facilities and additional storage space. A standout feature of this home is its LEGAL basement suite, complete with two bedrooms, a full bathroom, a full kitchen, and separate laundry. Currently rented for \$2,400 per month, this suite presents a substantial income opportunity, significantly easing mortgage costs. Walk out from the basement to a backyard adorned with two sheds, enhancing storage options and practicality. Other notable amenities include air conditioning and a garage heater, ensuring year-round comfort, while a water softener adds to the home's practical appeal. Outside, a large parking pad accommodates four or more cars, supplemented by 4k cameras and a TV system already in place for enhanced security and entertainment. Located just minutes from the airport, downtown, and major highways, this home offers unparalleled accessibility. The upcoming Gurudwara site in the neighborhood further enhances its community appeal, alongside nearby parks, schools, and sh...

- 4pc Bathroom 13.33 Ft x 5.25 Ft
- 5pc Bathroom 13.42 Ft x 13.33 Ft
- Bedroom 17.58 Ft x 13.67 Ft
- Bedroom 12.75 Ft x 10.08 Ft
- Bedroom 13.42 Ft x 11.00 Ft
- Family room 10.67 Ft x 11.50 Ft

- Bedroom 10.50 Ft x 12.08 Ft
- Kitchen 12.08 Ft x 6.92 Ft
- Laundry room 9.67 Ft x 11.25 Ft
- Recreational, Games room 16.42 Ft x 15.00 Ft
- Furnace 6.08 Ft x 8.08 Ft
- 2pc Bathroom 3.00 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
PREP Realty



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Primary Bedroom 16.92 Ft x 20.08 Ft

Other 7.67 Ft x 6.17 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 9.50 Ft x 11.83 Ft

Dining room 13.67 Ft x 8.58 Ft

Kitchen 13.67 Ft x 12.75 Ft

Living room 17.17 Ft x 14.92 Ft