



## 40 Cityscape Avenue Calgary Alberta

\$465,000

Welcome to 40 Cityscape Ave NE, Calgary, AB - a beautifully designed home that effortlessly combines style and functionality. Step into the main floor where you'll find a spacious living area or office space, plus convenient access to the outdoors and an oversized single garage. The second floor boasts a bright, modern kitchen complete with stainless steel appliances and quartz countertops, a cozy dining area, and a generous living room. Step out to the enclosed balcony/sunroom - perfect for enjoying the sun year-round. This floor also features a half bathroom and laundry facilities for added convenience. On the third floor, retreat to the master bedroom with a luxurious 4-piece ensuite, along with two additional bedrooms and another 4-piece bathroom. Situated in the vibrant Cityscape community, this home offers access to beautiful parks, walking paths, playgrounds, and nearby amenities. Enjoy cool nights on the main floor with the outdoor heater, perfect for extending your time outdoors. This home is truly a must-see! Call your favorite realtor today (id:6769)

2pc Bathroom 6.50 Ft x 6.33 Ft

Dining room 10.33 Ft x 6.83 Ft

Kitchen 10.33 Ft x 10.00 Ft

Living room 10.08 Ft x 21.00 Ft

Sunroom 10.08 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 10.17 Ft x 9.17 Ft

Bedroom 13.00 Ft x 8.33 Ft

Primary Bedroom 11.92 Ft x 13.50 Ft

Living room 9.42 Ft x 13.25 Ft

Furnace 4.00 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca