

**123 Cityscape Lane NE**  
**Calgary, Alberta**

**MLS # A2202390**



**\$405,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 234
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** n/a

Attention Investors & First-Time Homebuyers! This is your chance to own a BEAUTIFULLY UPGRADED 2-BEDROOM, 2.5-BATHROOM TOWNHOME in the highly sought-after CITYSCAPE LANE, offering SUPER LOW CONDO FEES and \$15,500 IN UPGRADES! Whether you're seeking an AFFORDABLE LUXURY HOME or a SMART INVESTMENT PROPERTY, this MOVE-IN-READY gem delivers GREAT VALUE and UNBEATABLE POTENTIAL. The home boasts HIGH-END FINISHES, including SPACIOUS BEDROOMS WITH PRIVATE BATHROOMS, a GOURMET KITCHEN featuring STAINLESS STEEL MAYTAG APPLIANCES, QUARTZ COUNTERTOPS, and ENGINEERED WALNUT HARDWOOD FLOORING throughout. You'll also enjoy the convenience of a FRONT-LOAD WASHER AND DRYER, CUSTOM WINDOW TREATMENTS, and a SINGLE FRONT-ATTACHED GARAGE with additional parking. Relax on your PRIVATE BALCONY or take advantage of the home's PRIME LOCATION, just minutes from PARKS, SHOPPING, and easy access to METIS TRAIL, STONEY TRAIL, and more. This beautifully maintained home won't last long—SCHEDULE YOUR VIEWING TODAY and secure your new home or investment property!