

# \$499,900 - 217 Cityscape Boulevard, Calgary

MLS® #A2238289

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.04 Acres

Cityscape, Calgary, Alberta

**\*\*BEST LOCATION\*\*CHECK AND COMPARE\*\*NO CONDO FEES\*\*** Perfectly maintained bright and open plan **\*\*Modern design\*\*** 2-story townhouse located in the heart of the Cityscape community. As you step into the main floor, natural light fills the open layout, highlighting a spacious living area alongside a well-defined dining space, perfect for gatherings and daily activities. The modern kitchen features sleek cabinetry, ample storage for all your culinary needs, and a convenient breakfast bar, ideal for quick meals or socializing while cooking. Completing this level is a convenient 2-piece washroom. Upstairs, you'll find three bedrooms, including a primary bedroom featuring a walk-in closet and an ensuite 4-piece washroom, adding practicality and comfort to your daily routine. The two additional bedrooms are generously sized and are complemented by another full washroom, catering effortlessly to your family's needs. A standout feature of this floor is the generously sized bonus room, ideal for entertainment or relaxation, leading out to a patio where you can enjoy outdoor moments. This property includes a double attached garage, ensuring secure parking and additional storage options. Its location offers easy access to public transit and nearby grocery shopping centers, enhancing your day-to-day convenience. Don't miss out on the chance to own this practical and comfortable home in Cityscape. Schedule a viewing today and envision the lifestyle this property can



offer you.

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238289      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.04          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 217 Cityscape Boulevard |
| Subdivision | Cityscape               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 0P3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
|-------------------|-----------------------------|

|                 |           |
|-----------------|-----------|
| Lot Description | Back Lane |
|-----------------|-----------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 9th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 41 |
|----------------|----|

|        |                     |
|--------|---------------------|
| Zoning | Direct Control (DC) |
|--------|---------------------|

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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