

# \$549,900 - 8969 Cityscape Drive Ne, Calgary

MLS® #A2246381

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,397 sqft

Residential on 0.03 Acres

Cityscape, Calgary, Alberta

NO CONDO FEES TOWNHOUSE! Located in the desirable community of Cityscape, this home offers a perfect blend of style and comfort. Step inside to an open and airy main floor, where soaring ceilings and large windows fill the space with natural light. The gourmet kitchen is a true highlight, featuring beautiful granite countertops, stainless steel appliances, a central island with seating, and a pantry—perfect for the home chef. The seamless flow between the kitchen, dining, and living areas makes it an entertainer's dream. A convenient two-piece bath completes this level. Upstairs, a cozy family room provides a great space for movie nights or quiet relaxation. The spacious primary suite is a private retreat and a generous walk-in closet. Two additional bedrooms and a well-appointed four-piece bath provide plenty of space for family or guests. A private balcony on the back of the house is the perfect spot for a morning coffee or an evening read. Plus, the upper-level laundry room makes daily chores a breeze. This home also features a double attached garage and ample street parking. Situated in a vibrant, family-friendly neighborhood with parks, walking paths, and shopping just minutes away, this property truly has it all. Book your showing today and experience the best of low-maintenance living!

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2246381               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,397                  |
| Acres          | 0.03                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8969 Cityscape Drive Ne |
| Subdivision | Cityscape               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 2R1                 |

### Amenities

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

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar                                     |
| Appliances        | Dryer, Electric Stove, Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Low Maintenance Landscape, Other |
| Roof              | Asphalt Shingle                  |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 77               |
| Zoning         | R-G              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Save Max Real Estate Inc. |
|----------------|---------------------------|

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