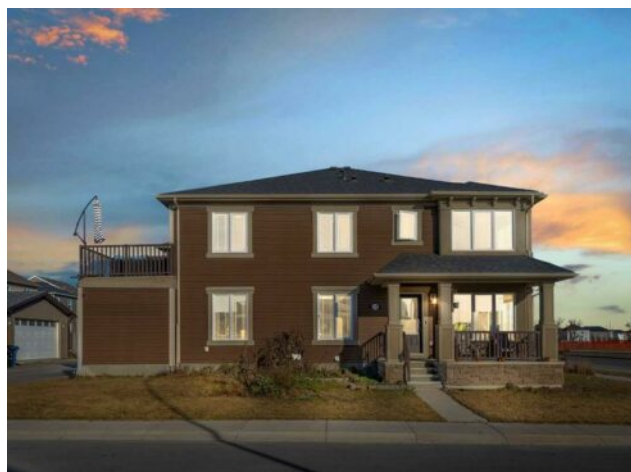


**58 Cityscape Avenue NE  
Calgary, Alberta**

**MLS # A2267245**



# \$490,000

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Beautiful townhome with no condo fees, a double attached garage, and air conditioning. This end-unit townhouse features modern decor throughout and luxury vinyl tile flooring on the main level. The spacious living room is perfect for entertaining. The stunning kitchen includes rich cabinetry, stainless steel appliances, a peninsula with a breakfast bar, modern lighting, and is open to the dining area. The upper level offers two primary bedrooms, each with its own ensuite bathroom and walk-in closet. A bright bonus room—ideal as an office or second living space—features sliding doors that lead to a private deck. Conveniently, the laundry is also located on the second level.