

**226 Cityscape Common NE
Calgary, Alberta**

MLS # A2271581

\$409,900



Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,452 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Storage		

Inclusions: N/A

OPEN HOUSE: Sunday, February 1: 2:00 to 4:00pm. Welcome to this bright and inviting end-unit townhome in the heart of Cityscape, perfectly positioned steps from parks, green space, sports fields, and scenic walking paths. With shops, restaurants, daycares, schools, and quick access to Stoney Trail all close by, this location blends everyday convenience with a great family-friendly atmosphere. Thoughtfully designed across three levels, the home opens with a spacious front foyer, interior garage access, and a dedicated laundry room, keeping daily living organized and practical. Upstairs, the main floor features a sunny open-concept layout with a well-appointed kitchen offering a centre island with bar seating and a window over the sink for extra natural light. The kitchen overlooks the comfortable living room, where sliding doors lead to a private balcony, perfect for morning coffee or evening BBQs. A generous dining area and a convenient 2-piece bathroom complete this level. The top floor hosts a large primary bedroom with direct access to the 4-piece main bathroom, plus two additional bedrooms ideal for children, guests, or a home office. Additional features include an attached single garage with driveway parking, end-unit privacy with only one common wall, and low-maintenance living in a thriving community. This is a fantastic opportunity to own a 3-bedroom end-unit townhome in a vibrant and growing Northeast neighbourhood. Move-in ready and waiting for its next chapter, don't miss it!