

**11018 Cityscape Drive NE**  
**Calgary, Alberta**

**MLS # A2273539**



# \$535,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cityscape                          |               |                   |
| <b>Type:</b>     | Residential/Duplex                 |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side    |               |                   |
| <b>Size:</b>     | 1,487 sq.ft.                       | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Reverse Pie Shaped Lot  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |                   |    |

**Inclusions:** Basement; Electric Range, Refrigerator, Range Hood, Washer , Dryer

Welcome to this beautiful 2-storey duplex in the heart of Cityscape, offering 1,486 sq ft on the main and upper levels plus a 489 sq ft illegal 1-bedroom basement suite with its own garage-entry access—perfect for rental income or extended family. The bright, open-concept main floor features a sun-filled living room, spacious dining area, and a modern kitchen with full-height cabinets, quartz countertops, and stainless steel appliances, along with a 2-piece bath, stacked laundry, and an attached rear garage. Upstairs includes 3 generous bedrooms, 2 full bathrooms, and a bonus room, highlighted by the primary suite with a walk-in closet and 4-piece ensuite. The basement suite offers an open layout with large windows, its own kitchen, living area, a sizeable bedroom and a 4-piece bathroom. Ideally located near a commercial plaza and surrounded by Cityscape’s many playgrounds, walking trails, and parks. This beautifully designed home truly is the complete package—book your showing with your favorite REALTOR® today!