

### 7 Cityline Heath NE Calgary, Alberta

MLS # A2276200



# \$579,900

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to this stunning 1,500+ sqft home offering the perfect blend of modern style, comfort, and convenience — located in the vibrant community of Cityscape! This beautifully maintained townhouse features 3 spacious bedrooms and 3.5 bathrooms, ideal for families and professionals alike. Enjoy high-end upgrades throughout, including quartz countertops with a waterfall edge, a gas range, double sinks in the main bathroom, and central air conditioning for year-round comfort. The inviting primary bedroom includes a private balcony, perfect for relaxing after a long day. Additional highlights include an attached double-car garage, beautifully landscaped exterior, and a brand-new roof and siding (June 2025) for peace of mind. Perfectly situated close to the airport, Deerfoot Trail, and Stoney Trail, with schools, parks, shopping, and all amenities nearby. Best of all — no condo fees! Don't miss your chance to own this move-in-ready townhouse in one of Calgary's most desirable communities! Schedule your private showing today.