

# \$499,900 - 217 Cityscape Boulevard, Calgary

MLS® #A2238289

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.04 Acres

Cityscape, Calgary, Alberta

**\*\*BEST LOCATION\*\*CHECK AND COMPARE\*\*NO CONDO FEES\*\*** Perfectly maintained bright and open plan **\*\*Modern design\*\*** 2-story townhouse located in the heart of the Cityscape community. As you step into the main floor, natural light fills the open layout, highlighting a spacious living area alongside a well-defined dining space, perfect for gatherings and daily activities. The modern kitchen features sleek cabinetry, ample storage for all your culinary needs, and a convenient breakfast bar, ideal for quick meals or socializing while cooking. Completing this level is a convenient 2-piece washroom. Upstairs, you'll find three bedrooms, including a primary bedroom featuring a walk-in closet and an ensuite 4-piece washroom, adding practicality and comfort to your daily routine. The two additional bedrooms are generously sized and are complemented by another full washroom, catering effortlessly to your family's needs. A standout feature of this floor is the generously sized bonus room, ideal for entertainment or relaxation, leading out to a patio where you can enjoy outdoor moments. This property includes a double attached garage, ensuring secure parking and additional storage options. Its location offers easy access to public transit and nearby grocery shopping centers, enhancing your day-to-day convenience. Don't miss out on the chance to own this practical and comfortable home in Cityscape. Schedule a viewing today and envision the lifestyle this property can



offer you.

Built in 2019

### Essential Information

MLS® #	A2238289
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	217 Cityscape Boulevard
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

## Exterior

Exterior Features	Courtyard, Private Entrance
-------------------	-----------------------------

Lot Description	Back Lane
-----------------	-----------

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	July 9th, 2025
-------------	----------------

Days on Market	53
----------------	----

Zoning	Direct Control (DC)
--------	---------------------

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.