

**10739 Cityscape Drive**  
**Calgary, Alberta**

**MLS # A2249095**



**\$489,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Other, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<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>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this immaculate and fully upgraded 2-storey townhome with NO CONDO FEES and a double attached garage topped with a spacious rooftop patio—perfect for entertaining or relaxing outdoors! Built in 2016, this well-maintained home features 3 bedrooms, 2.5 bathrooms, and a full-sized basement with a large window—ready for your personal touch. Recent updates include new luxury vinyl plank flooring throughout (a no-carpet home!) and 2 added storm doors for enhanced comfort and convenience. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and ample cabinetry for all your storage needs. The primary bedroom offers a private ensuite and a walk-in closet. Enjoy the ease of a rear double attached garage, especially during Calgary's cold winters, and the added bonus of the rooftop patio for summer barbecues and gatherings. Located close to parks, playgrounds, shopping, restaurants, grocery stores, and more—this home has everything you need! Don't miss out—book your showing today!