

# **\$855,000 - 65 Cityscape Place Ne, Calgary**

MLS® #A2238140

**\$855,000**

4 Bedroom, 3.00 Bathroom, 2,701 sqft

Residential on 0.08 Acres

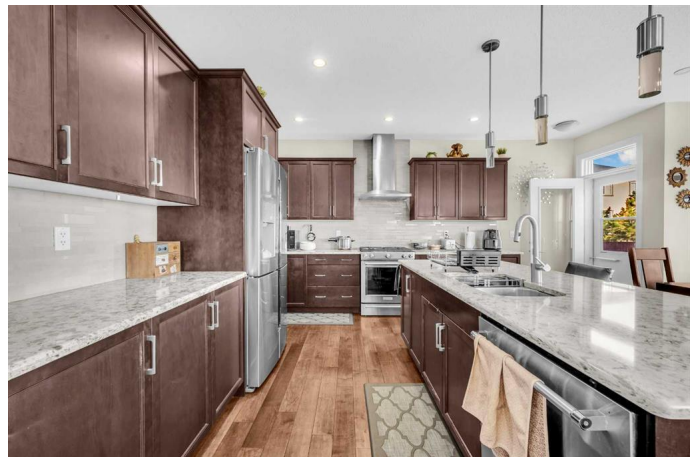
Cityscape, Calgary, Alberta

WELCOME TO THIS SPACIOUS 2,700 SQFT FAMILY HOME BACKING ONTO OPEN GREEN SPACE, OFFERING STYLE, COMFORT, AND UPGRADES THROUGHOUT!

Step inside to find beautiful HARDWOOD FLOORING ON THE MAIN LEVEL, 9-FOOT CEILINGS, and a bright, open floor plan perfect for modern living. The main floor features a DEN/OFFICE, an expansive living area with an ELECTRIC FIREPLACE, and a CHEF™ KITCHEN complete with a LARGE ISLAND, STAINLESS STEEL APPLIANCES including a GAS STOVE, GRANITE COUNTERTOPS, POT LIGHTS, and a HUGE WALK-IN PANTRY.

Upstairs, you™ find 4 SPACIOUS BEDROOMS, a versatile BONUS ROOM WITH A PRIVATE BALCONY, and a luxurious PRIMARY SUITE with a VAULTED CEILING, HUGE WALK-IN CLOSET, and a beautiful ensuite featuring a JACUZZI TUB for ultimate relaxation.

Additional highlights include a DOUBLE ATTACHED GARAGE, METAL SPINDLES ON THE STAIRCASE, 1-YEAR-OLD INTERIOR PAINT, a NEW ROOF & EXTERIOR (2025), a HOT WATER TANK (2022), and a TWO-TIERED BACK DECK perfect for outdoor gatherings with serene views of the green space behind.



The basement is bright with 3 WINDOWS, a WASHROOM ROUGH-IN, and for added value, the sellers will complete a SIDE ENTRY if the offer is firm by AUGUST 15, 2025 – an excellent option for future suite potential, secondary suite would be subject to approval and permitting by the city/municipality.

### Community Highlights – Cityscape

Built around a 115-acre environmental reserve featuring parks, wetlands & scenic trails spanning over 138?km

10 Minutes to AIRPORT, Easy access to Shopping, Dining & services via nearby Cross Iron Mills, grocery stores like Sanjha Punjab, and restaurants like McDonald's, Starbucks, Gate of India. Minutes to PHYSIOTHERAPY, Medical and Dental Offices.

Convenient transport access with Stoney Trail & Metis Trail connectivity, plus future LRT expansion planned

Family-focused neighbourhood with planned schools, community events, green spaces, and a safe environment for all ages

This home offers the best of both worlds: roomy family living in an ultra-functional layout, plus the lifestyle benefits of a vibrant, family-oriented community.

Built in 2015

### Essential Information

MLS® #	A2238140
Price	\$855,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,701
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	65 Cityscape Place Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1A8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony
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Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Street Lighting
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Smart Realty
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