

# \$744,900 - 194 Cityscape Way Ne, Calgary

MLS® #A2242732

**\$744,900**

3 Bedroom, 3.00 Bathroom, 2,259 sqft

Residential on 0.15 Acres

Cityscape, Calgary, Alberta

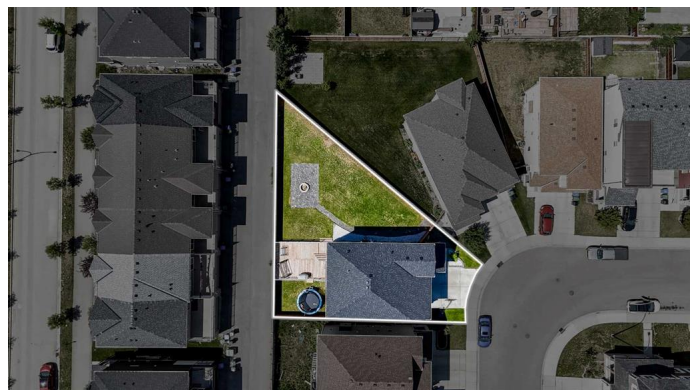
**\*\*PRICE REDUCED\*\*** Welcome to this stunning home on a massive premium lot in the heart of Cityscape!

Step inside to a bright, tiled foyer that opens into a beautifully designed main floor featuring rich hardwood floors, 9-foot ceilings, and a spacious living room perfect for entertaining. The show-stopping kitchen is modern and elegant, with full-height white cabinetry, quartz countertops, a sleek chimney-style hood fan, a stylish tile backsplash, and even a garburator in the sink – offering both beauty and convenience.

Flooded with natural light thanks to its sunny south-facing exposure, this home offers an elevated split-level family room just a few steps up – complete with soaring ceilings, an eye-catching stone feature fireplace, and double doors leading to a charming front patio. It’s an ideal space for relaxing or keeping an eye on the kids while still feeling connected to the main living area.

Upstairs, you'll find an open-to-below loft, a spacious primary suite with a walk-in closet, and a luxurious 5-piece ensuite featuring double sinks, quartz counters, a tiled glass shower, and a deep soaker tub. Two additional well-sized bedrooms and another full bathroom complete the upper level.

Stay cool and comfortable all summer long with central air conditioning, and enjoy peace



of mind thanks to the included security cameras. The oversized double front-attached garage is a rare find – large enough to fit a pickup truck and equipped with a 220V plug for your electric vehicle.

Outside, the huge landscaped backyard features flagstone steps leading to a cozy firepit area, along with an expansive deck that’s perfect for hosting friends and family.

Located in the desirable community of Cityscape – just minutes from scenic walking paths, parks, shopping, and with quick access to both Stoney and Deerfoot Trail. Don’t miss your chance to make this exceptional, move-in-ready property your new home – book your showing today!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242732    |
| Price          | \$744,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,259       |
| Acres          | 0.15        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 194 Cityscape Way Ne |
| Subdivision | Cityscape            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N 0X1 |

### **Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                |
| Parking        | 220 Volt Wiring, Double Garage Attached, Oversized, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                |

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Family Room, Gas, Stone                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Open Lot, Pie Shaped Lot, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |

### **Listing Details**

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