

**341 Cityscape Court NE**  
**Calgary, Alberta****MLS # A2220174****\$428,888**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	None	<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, Storage		

**Inclusions:** N/A

Welcome to 341 Cityscape Court NE, Calgary &ndash; a beautifully designed END UNIT townhouse offering modern style, thoughtful functionality, and a prime location directly facing green space in the sought-after community of Cityscape. This three-storey home features over 1,500 sqft of developed living space, 3 spacious bedrooms, and 2.5 bathrooms, making it perfect for first-time buyers, growing families, or savvy investors. The main floor welcomes you with a bright and open layout, ideal for hosting guests or enjoying quiet evenings. The living area flows seamlessly into a stylish upper-level kitchen, outfitted with stainless steel appliances, sleek quartz countertops, and ample cabinetry for all your storage needs. Adjacent to the kitchen, the dining space and large family room offer the perfect setting for family meals and cozy gatherings. A convenient 2-piece bathroom completes the upper level. On the top floor, you'll find three well-appointed bedrooms, including a generously sized primary bedroom with a 4-piece ensuite and a large walk-in closet. The additional two bedrooms are ideal for kids, guests, or a home office, with another full 4-piece bathroom conveniently located nearby. The laundry is also on the upper level, adding to the home's smart design. As an end unit, this home enjoys additional privacy, extra windows, and an abundance of natural light. The attached single garage and driveway provide secure parking for two vehicles and extra storage space. Outside, enjoy your morning coffee or evening breeze from your balcony, or head across the street to the green space and playground &mdash; perfect for families and outdoor enthusiasts. Located in a well-managed complex with a low monthly condo fee of \$367, this home includes snow removal, grounds maintenance, insurance, and more. Cityscape is a vibrant, fast-growing community

offering proximity to shopping, parks, transit, and major roadways, making daily commutes and errands effortless. Don't miss this opportunity to own a modern, move-in-ready townhouse in one of NE Calgary's most desirable neighborhoods. Book your private showing today!