

## 23 Cityscape Mews NE Calgary, Alberta

MLS # A2221798



# \$749,000

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Interior Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<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>	Kitchen Island, Laminate Counters, Separate Entrance		

**Inclusions:** N/A

Situated on a rare, oversized pie-shaped lot spanning over 7,000 sq ft., this beautifully upgraded home in the desirable community of Cityscape offers 3+2 bedrooms, 2.5+1 bathrooms, exceptional space, comfort, and income potential. Located on a quiet cul-de-sac in the neighbourhood, the fully fenced backyard provides an incredible outdoor area—perfect for entertaining, kids to play, or future landscaping projects. Inside, you’re welcomed by a soaring 18-foot open-to-above foyer that fills the home with natural light. The main floor features 9-ft knockdown ceilings, a spacious living room with a cozy fireplace, and a well-appointed kitchen equipped with stainless steel appliances, including a gas stove, a large central island, upgraded cabinets, and a generous walk-in pantry. Upstairs, you’ll find three large bedrooms and an expansive bonus room with oversized windows. The primary suite offers a tray ceiling and a private ensuite, while the secondary bathrooms are upgraded 4-piece layouts with modern finishes. Adding to the home’s appeal is a fully finished basement with a 2-bedroom illegal suite—complete with its own kitchen, living area, full bathroom, and a private side entrance. Additional upgrades include 9-foot ceilings on both main and upper levels, abundant daylight throughout, and excellent access to Deerfoot Trail, Stoney Trail, and a short drive to the C-Train station. This is a rare opportunity to own a spacious, move-in-ready home on one of the largest lots in Cityscape. Don’t miss out—book your private showing today!