# \$609,900 - 9 Cityscape Manor Ne, Calgary

MLS® #A2186098

#### \$609,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft Residential on 0.07 Acres

Cityscape, Calgary, Alberta

Welcome to this beautifully designed single-family home, perfectly situated on a coveted corner lot in one of Calgaryâ€<sup>™</sup>s most sought-after neighborhoods. With a front-attached garage, this 3-bedroom, 2.5-bathroom gem is the epitome of comfort and convenience.

Step inside to discover a spacious and sunlit living room, enhanced by the warmth of a south-facing backyard. The bright, functional kitchen offers the perfect space for culinary creations, while the luxurious 4-piece ensuite in the primary bedroom provides a private retreat.

Outdoor living is a dream with a fully fenced backyard, ideal for families and entertaining. Enjoy easy access to parks, playgrounds, ponds, and over 110 acres of preserved natural beauty, complete with scenic walking and biking trails.

This homeâ€<sup>™</sup>s unbeatable location keeps you close to everything you need—shopping centers, Calgary International Airport, and major roadways like Stoney Trail, Métis Trail, and Deerfoot Trail. With abundant parking and exceptional proximity to nature and urban conveniences, this home offers the perfect blend of lifestyle and location.

Don't miss this rare opportunity to call this stunning property your home—schedule your







Built in 2014

## **Essential Information**

MLS® #	A2186098
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.07
Year Built	2014
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	9 Cityscape Manor Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0N6
County Province	Calgary Alberta

## Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Garage Control(s), Microwave Hood Fan,
	Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

#### Basement Full, Unfinished

#### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	80
Zoning	DC

#### **Listing Details**

#### Listing Office Grand Realty

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