

\$785,000 - 40 Cityscape Crescent Ne, Calgary

MLS® #A2197647

\$785,000

3 Bedroom, 3.00 Bathroom, 2,344 sqft
Residential on 0.08 Acres

Cityscape, Calgary, Alberta

Welcome to this immaculate, like-new 2-storey home with a double attached garage, nestled in the vibrant and family-friendly community of Cityscape. Thoughtfully designed with modern elegance and functionality, this home offers spacious living areas, high-end finishes, and a large basement – perfect for future recreational activities, home theatre, and extended family. Step inside to a bright and inviting foyer, leading to the open-concept main floor with 9-foot ceilings and 8-foot doors, creating a sense of grandeur. The spacious living room, centred around a cozy fireplace, is ideal for family gatherings or relaxing after a long day. The gourmet kitchen is a chef’s dream, featuring upgraded cabinetry, stainless steel appliances including a gas stove, granite countertops, and a large island – perfect for entertaining. A convenient main-floor laundry room and a stylish half-bathroom complete this level. A few steps up, you’ll find a grand bonus room, ideal as a second living space, media room, or play area. The luxurious primary suite features a spa-like 5-piece ensuite and spacious walk-in closet while the two additional well-sized bedrooms share this upper level with access to a modern 4-piece bathroom – a perfect setup for growing families. The unfinished basement, featuring 9-foot ceilings, offers a blank canvas for future development – whether you envision a spacious recreational area, a home theatre, or additional bedrooms to accommodate extended family. The possibilities are endless



to customize this space to suit your needs!
Outside, the beautifully fenced and landscaped backyard features lush grass providing the perfect space for the children to play, outdoor relaxation and summer BBQs. Located on a quiet street with easy access to Deerfoot Trail, Stoney Trail, parks, and shopping, a future school site and future LRT line, this home offers modern comfort, convenience, and a wonderful sense of community. Don't miss this incredible opportunity! Book your private showing today and make this beautiful home yours!

Built in 2016

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2197647 |
| Price | \$785,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,344 |
| Acres | 0.08 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 40 Cityscape Crescent Ne |
| Subdivision | Cityscape |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 0S6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Concrete Driveway, Garage Faces Front, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 44 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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