

# \$855,000 - 65 Cityscape Place Ne, Calgary

MLS® #A2238140

**\$855,000**

4 Bedroom, 3.00 Bathroom, 2,701 sqft

Residential on 0.08 Acres

Cityscape, Calgary, Alberta

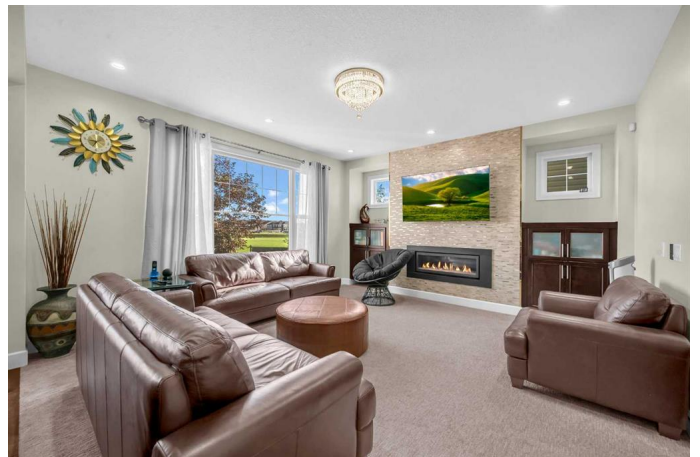
OPEN HOUSE Aug 10th 1pm -3pm.

WELCOME TO THIS SPACIOUS 2,700 SQFT FAMILY HOME BACKING ONTO OPEN GREEN SPACE, OFFERING STYLE, COMFORT, AND UPGRADES THROUGHOUT!

Step inside to find beautiful HARDWOOD FLOORING ON THE MAIN LEVEL, 9-FOOT CEILINGS, and a bright, open floor plan perfect for modern living. The main floor features a DEN/OFFICE, an expansive living area with an ELECTRIC FIREPLACE, and a CHEF™S KITCHEN complete with a LARGE ISLAND, STAINLESS STEEL APPLIANCES including a GAS STOVE, GRANITE COUNTERTOPS, POT LIGHTS, and a HUGE WALK-IN PANTRY.

Upstairs, you™ll find 4 SPACIOUS BEDROOMS, a versatile BONUS ROOM WITH A PRIVATE BALCONY, and a luxurious PRIMARY SUITE with a VAULTED CEILING, HUGE WALK-IN CLOSET, and a beautiful ensuite featuring a JACUZZI TUB for ultimate relaxation.

Additional highlights include a DOUBLE ATTACHED GARAGE, METAL SPINDLES ON THE STAIRCASE, 1-YEAR-OLD INTERIOR PAINT, a NEW ROOF & EXTERIOR (2025), a HOT WATER TANK (2022), and a TWO-TIERED BACK DECK perfect for outdoor gatherings with serene



views of the green space behind.

The basement is bright with 3 WINDOWS, a WASHROOM ROUGH-IN, and for added value, the sellers will complete a SIDE ENTRY if the offer is firm by AUGUST 15, 2025 – an excellent option for future suite potential, secondary suite would be subject to approval and permitting by the city/municipality.

Community Highlights – Cityscape

Built around a 115-acre environmental reserve featuring parks, wetlands & scenic trails spanning over 138?km

10 Minutes to AIRPORT, Easy access to Shopping, Dining & services via nearby Cross Iron Mills, grocery stores like Sanjha Punjab, and restaurants like McDonald's, Starbucks, Gate of India. Minutes to PHYSIOTHERAPY, Medical and Dental Offices.

Convenient transport access with Stoney Trail & Metis Trail connectivity, plus future LRT expansion planned

Family-focused neighbourhood with planned schools, community events, green spaces, and a safe environment for all ages

This home offers the best of both worlds: roomy family living in an ultra-functional layout, plus the lifestyle benefits of a vibrant, family-oriented community.

Built in 2015

Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2238140  |
| Price    | \$855,000 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,701       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 65 Cityscape Place Ne |
| Subdivision | Cityscape             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N1A8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                        |
| Heating           | Central                                                                                                                                                          |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Electric                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | See Remarks                                                                                                                                                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Street Lighting |
| Roof              | Asphalt                                                            |
| Construction      | Wood Frame                                                         |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | DC              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

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