

**213 Cityscape Lane NE**  
**Calgary, Alberta**

**MLS # A2226874**



**\$400,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<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		

**Inclusions:** n/a

Welcome to Your Perfect Townhome! Nestled in the heart of the vibrant, family-friendly community of Cityscape, this beautiful 2-bedroom, 2.5-bathroom townhome offers the ideal combination of comfort, convenience, and modern style—with low condo fees to top it off! Step inside and discover a smart layout designed for everyday living. The second floor boasts a bright and inviting living room, a spacious dining area, and a stylish kitchen complete with brand-new LG stainless steel appliances, generous cupboard storage, and plenty of counter space—perfect for cooking up your favourite meals. Upstairs, you'll find a large primary suite featuring a walk-in closet and a 4-piece ensuite bathroom. Just down the hall, the second bedroom, additional full bathroom, and convenient upper-floor laundry complete the picture. Enjoy summer evenings on your spacious balcony, equipped with a gas line for easy BBQs. Parking is a breeze with an attached single garage and an oversized parking pad. This location is unbeatable—just steps from a large green space, close to transit stops, shopping centres, coffee shops, and medical clinics. With quick access to Metis Trail, Country Hills Blvd, Stoney Trail, and the airport, commuting is effortless. Virtual tour available — come see what makes this townhome stand out!