

**10767 Cityscape Drive NE**  
**Calgary, Alberta**
**MLS # A2253754**

**\$495,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Bathroom Rough-in, Bidet, Breakfast Bar, Granite Counters, Laminate Counters		

**Inclusions:** N/A

NO CONDO FEES!! FREE HOLD TOWNHOUSE!! Welcome to this stunning 3-bedroom, 2.5-bath bare land townhouse in the dynamic and growing community of Cityscape NE Calgary—featuring NO condo or HOA fees! Perfectly positioned directly across from a serene stormwater pond with no homes in front, this property offers unobstructed views and added privacy. Step inside to a bright, open-concept layout designed for both style and functionality. The spacious living room welcomes you with large windows that fill the space with natural light. Flowing seamlessly into the cozy dining area, this open design makes entertaining a breeze. Corner Beautiful kitchen. Heading upstairs, you’ll find a primary bedroom complete with a walk-in closet and a sleek 3-piece ensuite. Two additional bedrooms and a full 4-piece bath provide plenty of space for children, guests, or even a home office. The unfinished basement offers endless possibilities to customize—whether you envision a recreation room, gym, or media space. Just steps away from shopping, parks, playgrounds, walking paths, and major roadways—making this the ideal location for convenience and lifestyle. connecting Major roads of Stoney trail, Deerfoot trail, country hills Blvd.