

# \$579,000 - 46 Cityscape Terrace Ne, Calgary

MLS® #A2263010

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Single Family on 0.06 Acres

Cityscape, Calgary, Alberta

9-FT CEILINGS ON ALL FLOORS | 22X22

Garage | UPGRADED WINDOWS & SIDINGS

| NEW ROOF & GARAGE DOOR & DRYER |

GAS FIREPLACE | FULLY LANDSCAPED &

FENCED YARD | MOVE-IN READY |

Welcome to 46 Cityscape Terrace NE, a

beautifully upgraded home in Calgary's

vibrant Cityscape community. This residence

showcases 9-FOOT CEILINGS on all three

levels, OVERSIZE DOORS and expansive

UPGRADED WINDOWS that fill the home with

NATURAL LIGHT. The main floor features

elegant HARDWOOD flooring and a cozy GAS

FIREPLACE, creating an inviting atmosphere

for family gatherings and entertaining. There

are 3 spacious BEDROOMS and 2.5

BATHROOMS above grade, while the open

basement is a blank canvas ready for your

creative touch. The DOUBLE detached

Garage is OVERSIZED, facing the wide,

paved back alley for your convenience of

parking and storage. Major updates provide

exceptional value and peace of mind – both

the house and detached garage will receive

BRAND-NEW ROOFS in November 2025,

select SIDINGS will be refreshed, the

GARAGE DOOR is new, and a BRAND-NEW

DRYER will be installed before possession. All

countertops in the kitchen and bathrooms are

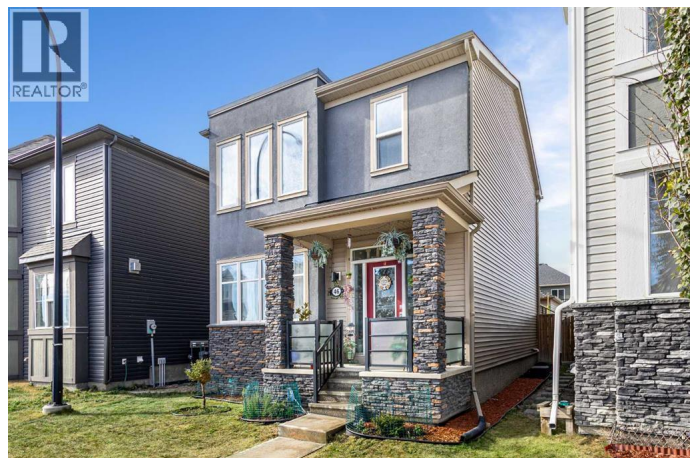
all upgraded to QUARTZ or GRANITE. All

bedrooms have lights with CEILING FANS.

Outside, the property is FULLY LANDSCAPED

front and back, complete with a REAR DECK

and FENCING for privacy and



enjoyment. Nestled in a master-planned community surrounded by GREEN SPACE and WALKING PATHS, Cityscape offers the perfect balance of nature and convenience. Quick access to Stoney Trail, Deerfoot Trail, MÃ©tis Trail and Airport Trail makes commuting effortless, while YYC Airport, CrossIron Mills, and nearby schools, parks, and shopping amenities are just minutes away. This is a wonderful opportunity to own a move-in-ready home that blends comfort, quality, and location in one complete package. Book your showing today with your favorite realtor! (id:6289)

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2263010      |
| Price          | \$579,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,528         |
| Acres          | 0.06          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 46 Cityscape Terrace Ne |
| Subdivision | Cityscape               |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N0S2                  |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Playground, Shopping                 |
| Features       | Back lane, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                          |

|              |                        |
|--------------|------------------------|
| Parking      | Detached Garage, Other |
| # of Garages | 2                      |

## Interior

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings |
| Heating         | Other, Forced air                                                                                       |
| Cooling         | None                                                                                                    |
| Fireplace       | Yes                                                                                                     |
| # of Fireplaces | 1                                                                                                       |
| # of Stories    | 2                                                                                                       |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Vinyl siding     |
| Exterior Features | Landscaped, Lawn |
| Construction      | Wood frame       |
| Foundation        | Poured Concrete  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|



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