

# \$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

Date Listed	February 27th, 2025
Days on Market	70
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.