

# \$409,900 - 309 Cityscape Court Ne, Calgary

MLS® #A2246878

**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.02 Acres

Cityscape, Calgary, Alberta

Move-in ready and brimming with modern style, this Cityscape townhouse is the perfect place to call home! Offering 3 bedrooms, 1.5 bathrooms, and over 1,400 sq. ft. of meticulously maintained living space, this 2018-built gem has no neighbours above or below for added privacy, plus an attached garage with driveway for ultimate convenience.

The bright, open main floor features a sleek white kitchen with quartz countertops, a generous dining area, and patio doors to your sunny west-facing balcony – an ideal spot to sip morning coffee or watch the sunset. Upstairs, you’ll find three well-proportioned bedrooms, perfect for a growing family or a home office setup.

Enjoy low condo fees and an unbeatable location just steps from a pond, playground, and scenic environmental reserve. Grocery stores, schools, and authentic local restaurants are nearby, with quick access to the airport, major routes, and CrossIron Mills for all your shopping and entertainment needs.

Stylish, functional, and in a prime location – this home truly has it all. Schedule your private showing today and get ready to fall in love!

Built in 2017

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2246878      |
| Price          | \$409,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,432         |
| Acres          | 0.02          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309 Cityscape Court Ne |
| Subdivision | Cityscape              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 0W5                |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                   |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Single Garage Attached, Front Drive |
| # of Garages   | 1                                                                                                                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Chandelier |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Washer/Dryer Stacked                                                               |
| Heating           | Central, Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                          |
| Basement          | None                                                                                                                                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Rain Gutters |
| Lot Description   | Level, Rectangular Lot                        |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Slab                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 21               |
| Zoning         | DC               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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