270 Cityscape Boulevard NE

Calgary | Active | MLS® A2344716

$469,900









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**2018**	**1,375.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

NO CONDO FEES | CORNER UNIT | DOUBLE ATTACHED GARAGE | 3 BEDROOMS | 2.5 BATHROOMS | UNFINISHED BASEMENT | STEPS TO PARK & TRANSIT

Welcome to this beautifully maintained 2018-built CORNER UNIT townhouse with NO CONDO FEES, offering over 1,365 SQ. FT. of developed living space, a DOUBLE ATTACHED GARAGE, and an excellent location close to parks, shopping, transit and everyday amenities.

Step inside to a bright and welcoming open-concept main floor designed for comfortable family living and effortless entertaining. The spacious living and dining areas flow seamlessly into the contemporary kitchen, featuring stainless steel appliances, stylish cabinetry, ample storage and a large centre island-the perfect gathering place for family meals, morning coffee or entertaining friends.

Upstairs offers 3 generously sized bedrooms, including a spacious primary retreat with its own private 4-piece ensuite. A second full bathroom, convenient UPPER-FLOOR LAUNDRY, and a versatile bonus area provide even more functionality. Use the extra space as a home office, study area, reading nook or media space to suit your lifestyle.

Looking for room to grow? The UNFINISHED BASEMENT is a blank canvas ready for your future ideas-create a recreation room, home gym, office, additional living space or simply enjoy the extra storage.

Outside, the DOUBLE ATTACHED GARAGE provides secure parking and additional storage, while the desirable CORNER LOCATION offers a more open setting.

The location is another standout feature! Enjoy a PLAYGROUND ACROSS THE STREET, a FUTURE SCHOOL SITE JUST A SHORT WALK AWAY, a nearby BUS STOP, and convenient access to Main Street, shopping, restaurants, coffee shops, medical services and everyday amenities. Nature lovers will appreciate being within WALKING DISTANCE TO A BEAUTIFUL NATURAL PARK, offering a great place to walk, relax and enjoy the outdoors.

Whether you're a FIRST-TIME BUYER, GROWING FAMILY OR INVESTOR, this home checks all the boxes: NO CONDO FEES, CORNER UNIT, DOUBLE ATTACHED GARAGE, 3 BEDROOMS, 2.5 BATHROOMS, UPPER-FLOOR LAUNDRY, UNFINISHED BASEMENT and an excellent location in one of Calgary's growing communities.

A fantastic opportunity to own a move-in-ready home with space to grow-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344716
Bedrooms	2

Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,375.91 sq. ft.
Main Level Finished Area:	587.61 sq. ft.
Upper Level Finished Area:	788.3 sq. ft.
Below Grade Finished Area:	535.73 sq. ft.
Lot Area:	1,711 sq. ft.
Lot Frontage:	26'7"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	1611884
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Cityscape
Appliances:	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Inclusions:	NA

Restrictions:	None Known
Main Floor	Living Room · 14'6" × 10'11" ·
Main Floor	Dining Room · 13' × 9'2" ·
Main Floor	Foyer · 5'9" × 4'9" ·
Main Floor	Kitchen · 10'2" × 9'4" ·
Main Floor	Mud Room · 7'1" × 6'8" ·
2nd Floor	Bedroom · 10'5" × 9'4" ·
2nd Floor	Bonus Room · 14' × 9'7" ·
2nd Floor	Laundry · 5'8" × 5' ·
2nd Floor	Bedroom - Primary · 20'6" × 13'8" ·
2nd Floor	Walk-In Closet · 7'10" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped, Level, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/270-cityscape-boulevard-ne-calgary-a2344716/

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