

# \$814,900 - 194 Cityscape Way Ne, Calgary

MLS® #A2238544

**\$814,900**

3 Bedroom, 3.00 Bathroom, 2,259 sqft

Residential on 0.15 Acres

Cityscape, Calgary, Alberta

**\*\*OPEN HOUSE SUN JUL 13 130-530PM\*\***

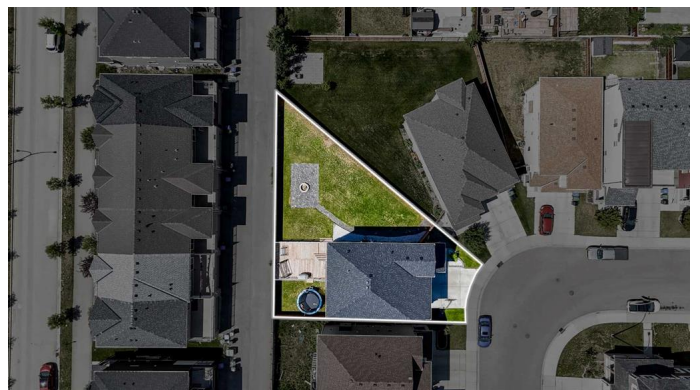
Welcome to this stunning home on a massive premium lot in the heart of Cityscape!

Step inside to a bright, tiled foyer that opens into a beautifully designed main floor featuring rich hardwood floors, 9-foot ceilings, and a spacious living room perfect for entertaining. The show-stopping kitchen is modern and elegant, with full-height white cabinetry, quartz countertops, a sleek chimney-style hood fan, a stylish tile backsplash, and even a garburator in the sink – offering both beauty and convenience.

Flooded with natural light thanks to its sunny south-facing exposure, this home offers an elevated split-level family room just a few steps up – complete with soaring ceilings, an eye-catching stone feature fireplace, and double doors leading to a charming front patio. It’s an ideal space for relaxing or keeping an eye on the kids while still feeling connected to the main living area.

Upstairs, you'll find an open-to-below loft, a spacious primary suite with a walk-in closet, and a luxurious 5-piece ensuite featuring double sinks, quartz counters, a tiled glass shower, and a deep soaker tub. Two additional well-sized bedrooms and another full bathroom complete the upper level.

Stay cool and comfortable all summer long with central air conditioning, and enjoy peace



of mind thanks to a built-in alarm and camera system. The oversized double front-attached garage is a rare find – large enough to fit a pickup truck and equipped with a 220V plug for your electric vehicle.

Outside, the huge landscaped backyard features flagstone steps leading to a cozy firepit area, along with an expansive deck that’s perfect for hosting friends and family.

Located in the desirable community of Cityscape – just minutes from scenic walking paths, parks, shopping, and with quick access to both Stoney and Deerfoot Trail. Don’t miss your chance to make this exceptional, move-in-ready property your new home – book your showing today!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238544    |
| Price          | \$814,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,259       |
| Acres          | 0.15        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 194 Cityscape Way Ne |
| Subdivision | Cityscape            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N 0X1 |

### **Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                |
| Parking        | 220 Volt Wiring, Double Garage Attached, Oversized, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                |

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Family Room, Gas, Stone                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Open Lot, Pie Shaped Lot, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 7               |
| Zoning         | DC              |

### **Listing Details**

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