

# \$649,900 - 21 Cityscape Avenue Ne, Calgary

MLS® #A2250357

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,683 sqft  
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

Location Location Location! \*\*\*Open House Sun/Sep 21/2025- 1:30Pm- 3:30Pm\*\*\*Welcome Home to this MOVE-IN READY SHOW STOPPER in the heart of CITYSCAPE! This impressive TWO-STOREY DREAM HOME by MATTAMY (IRIS A MODEL), 3 BED + 1 DEN | 3.5 BATH | DOUBLE GARAGE | FULLY FINISHED BASEMENT|Â NET-ZERO ENERGY SOLAR PANELS, combines thoughtful design with cutting-edge sustainability. Conveniently located 8 MIN TO THE AIRPORT, close to CROSS IRON Mall, Serene WALKING/BIKING PATHS, CITYSCAPE SQUARE with plenty of newer Amenities, BUS STOPS, and with easy access to METIS and STONEY TRAIL. This Incredible Dream Home with anÂ (ARCHITECTURAL MEASUREMENT) of 1704 SQ.FT. approx. showcases innovative ECO-FRIENDLY TECHNOLOGY, SOLAR-VOLTAIC PANELS on both the HOME AND GARAGE, to maintain ENERGY EFFICIENCYâ€” helping you SAVINGS ON YOUR UTILITY BILLS and a healthier living environment. Step inside through the front porch to the main foyer, the Modern OPEN Concept FLOOR PLAN is filled with ABUNDANT OF NATURAL LIGHT complemented by soaring HIGH 9-FT CEILINGS, elegant ENGINEERED HARDWOOD FLOORING, CUSTOM-MADE WINDOW COVERINGS, POT LIGHTING THROUGHOUT, SOUNDPROOF WALLS, a SPACE COOLING/HEATING SYSTEM,



UPGRADED WIDER STAIRCASE, 8FT DOORS, BUILT-IN PANTRY, and of course, the DOUBLE DETACHED GARAGE.Â The Chef's GOURMET KITCHEN is well designed for both function and style with Soft-Closing Cabinets featuring BUILT-IN LED LIGHTS, an OVERSIZED KITCHEN ISLAND WITH SEATING, stunning QUARTZ COUNTERTOPS, and a mix of PENDANT and POT LIGHTING. UPGRADED STAINLESS STEEL APPLIANCES. Enjoy a bright LIVING ROOM and spacious DINING ROOM, perfect for entertaining or family gatherings. The 2-PIECE HALF BATH, convenient MUDROOM, well designed PANTRY, Oversized storage closet besides an additional Mirrored sliding doors leading towards the hallway. The UPPER level features luxurious PRIMARY BEDROOM with PRIVATE BALCONY to enjoy your morning Coffee with breath-taking view, Walk-in closet and a Spa-like 4-piece ENSUITE.Â Two GENEROUSLY SIZED BEDROOMS, another 4-PIECE BATHROOM, and a conveniently located LAUNDRY ROOM with built-in shelves complete this floor. The FULLY DEVELOPED BASEMENT is ready for both entertainment and comfortâ€” featuring a WET BAR with GRANITE COUNTER-TOP, stylish BACKSPLASH, a spacious REC/LIVING ROOM with Home THEATRE Space & BUILT-IN SPEAKERS, additional GUEST ROOM or HOME OFFICE SPACE, a FULL 4-PIECE BATHROOM, plenty OFÂ EXTRA STORAGE, a UTILITY ROOM, and FUTURE POTENTIAL for SEPARATE ENTRANCE and a 4TH BEDROOM. Enjoy your own private fully landscaped and fenced backyard Oasis. Additional Updates: New Front facing\*\*\* ROOF, New Gutters and One side of the Siding\*\*\* are replaced for the (House & Garage) in August 2025\*\*\*. This is a perfect home offering MODERN LIVING with ENERGY SMART FEATURES and unbeatable

convenience. DON'T MISS OUT on the opportunity to make this your DREAM HOME  
" book your private showing with your favourite Realtor Today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250357    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,683       |
| Acres          | 0.06        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 21 Cityscape Avenue Ne |
| Subdivision | Cityscape              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 0N8                |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                                      |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
|              | Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar                      |
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating      | Electric, Heat Pump, Solar                                                                                          |
| Cooling      | Other                                                                                                               |
| Has Basement | Yes                                                                                                                 |
| Basement     | Finished, Full                                                                                                      |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 24                |
| Zoning         | DC                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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