

# \$579,000 - 46 Cityscape Terrace Ne, Calgary

MLS® #A2263010

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

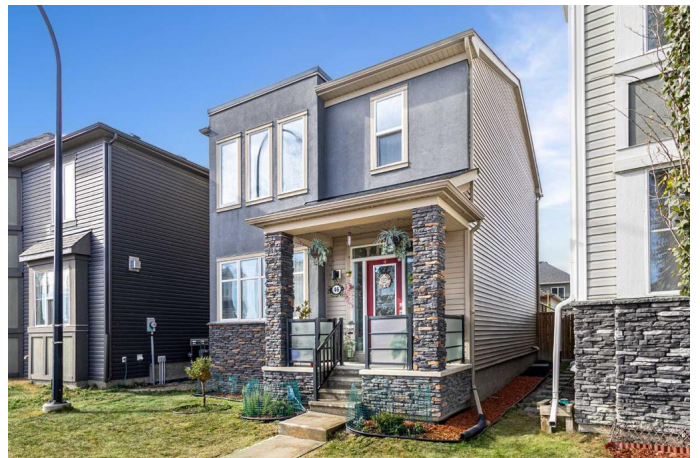
Residential on 0.06 Acres

Cityscape, Calgary, Alberta

9-FT CEILINGS ON ALL FLOORS | 22X22  
Garage | UPGRADED WINDOWS & SIDINGS  
| NEW ROOF & GARAGE DOOR & DRYER |  
GAS FIREPLACE | FULLY LANDSCAPED &  
FENCED YARD | MOVE-IN READY |

Welcome to 46 Cityscape Terrace NE, a beautifully upgraded home in Calgary's vibrant Cityscape community. This residence showcases 9-FOOT CEILINGS on all three levels, OVERSIZE DOORS and expansive UPGRADED WINDOWS that fill the home with NATURAL LIGHT. The main floor features elegant HARDWOOD flooring and a cozy GAS FIREPLACE, creating an inviting atmosphere for family gatherings and entertaining. There are 3 spacious BEDROOMS and 2.5 BATHROOMS above grade, while the open basement is a blank canvas ready for your creative touch. The DOUBLE detached Garage is OVERSIZED, facing the wide, paved back alley for your convenience of parking and storage.

Major updates provide exceptional value and peace of mind – both the house and detached garage will receive BRAND-NEW ROOFS in November 2025, select SIDINGS will be refreshed, the GARAGE DOOR is new, and a BRAND-NEW DRYER will be installed before possession. All countertops in the kitchen and bathrooms are all upgraded to QUARTZ or GRANITE. All bedrooms have lights with CEILING FANS. Outside, the



property is FULLY LANDSCAPED front and back, complete with a REAR DECK and FENCING for privacy and enjoyment.

Nestled in a master-planned community surrounded by GREEN SPACE and WALKING PATHS, Cityscape offers the perfect balance of nature and convenience. Quick access to Stoney Trail, Deerfoot Trail, MÃ©tis Trail and Airport Trail makes commuting effortless, while YYC Airport, CrossIron Mills, and nearby schools, parks, and shopping amenities are just minutes away. This is a wonderful opportunity to own a move-in-ready home that blends comfort, quality, and location in one complete package. Book your showing today with your favorite realtor!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263010    |
| Price          | \$579,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,528       |
| Acres          | 0.06        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 46 Cityscape Terrace Ne |
| Subdivision | Cityscape               |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3N 0S2 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings          |
| Heating           | Fireplace(s), Forced Air                                                                               |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Barbecue                                                                                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Street Lighting, Dog Run Fenced In, Few Trees |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                                  |
| Foundation        | Poured Concrete                                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | DC                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.