

# \$429,899 - 4 Citadel Point Nw, Calgary

MLS® #A2228317

**\$429,899**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Brand new carpet installed! Welcome to this beautiful corner townhome, freshly painted and ready to move in two storey end unit in a prime citadel location! Backing onto Ravine/Green space with no neighbour behind, boasting awesome curb appeal and attached single garage right in front of your unit, this well-maintained home may well be what you have been seeking all along. Watch your kids walk to school, St. Brigid School is just around the corner. Featuring 3 good size bedrooms, with 2.5 baths, and an unfinished walkout basement with great potential for your future development. It has all the features of a single house with a smaller footprint. Move-in and never worry about the headaches of exterior maintenance of snow removal, and lawn care. Located in a family focused community, with pathways and playgrounds a brisk walk away, this home is bound to create lots of childhood memories for the kids. Call your favorite realtor before this gem gets sold!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2228317  |
| Price      | \$429,899 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Citadel Point Nw |
| Subdivision | Citadel            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 5L2            |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished, Walk-Out                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, None                                                                        |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 102            |
| Zoning         | M-CG d44       |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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