

# \$409,990 - 4 Citadel Point Nw, Calgary

MLS® #A2264988

**\$409,990**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Welcome to this Fully painted, Brand new carpet and ready to move-in corner end unit townhome 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® #     | A2264988  |
| Price      | \$409,990 |
| 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                                                                |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 20                 |
| Zoning         | M-CG d44           |

### **Listing Details**

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

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