

4 Citadel Point NW Calgary, Alberta

MLS # A2228317



\$429,899

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|------------------|--|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,220 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Str | | |

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|--------------------|-------------------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 408 |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: NA

Welcome to this corner townhome 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 show 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!