

## 4 Citadel Point NW Calgary, Alberta

**MLS # A2228317**



# \$434,900

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Str		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Laminate		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade		
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 408		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-CG d44		
<b>Utilities:</b>	-		

**Inclusions:** NA

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!