

507 Citadel Heights NW
Calgary, Alberta

MLS # A2284458



\$449,900

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 568
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Existing blinds

End-Unit Townhome in Quiet Citadel | Across from Park | Attached Garage. This well-maintained end-unit townhouse is located in a quiet Citadel townhouse complex, directly across from a park. The main level features a spacious kitchen with eating area, a bright living room with cozy gas fireplace, and access to a large rear deck and backyard, ideal for outdoor enjoyment. Upstairs offers a generous primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms and another full bathroom. The finished basement includes a large recreation room, separate laundry area, and ample storage. Enjoy the convenience of a 22-ft single attached garage that comfortably fits an SUV, along with plenty of visitor parking. Original kitchen and baths have been well maintained, offering a move-in ready home with plenty of potential. An excellent opportunity in a desirable NW community.