

161 Citadel Meadow Gardens NW
Calgary, Alberta

MLS # A2307444



\$479,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Electric Fireplace in Main Bedroom, Tall Pantry Cabinet in Kitchen

**** OPEN HOUSE - Saturday May 16, 12pm-3pm & Sunday May 17, 1pm-4pm**** Beautifully updated and fully developed, this spacious corner-unit townhome in Citadel offers style, comfort, and flexibility in one of the larger units in the complex, complete with an attached double garage. Step inside to soaring vaulted ceilings and a bright main floor featuring tasteful updates and durable vinyl plank flooring. The functional kitchen offers maple cabinetry, black appliances, and an eat-up peninsula overlooking the sunny dining area. The inviting living room is filled with natural light and features an updated corner fireplace with access to the back deck—perfect for relaxing or entertaining. A convenient main-floor powder room completes the space. Upstairs, the spacious primary suite offers a boutique hotel feel with luxury wallpaper, an electric fireplace, walk-in closet, and private ensuite. A generous second bedroom and full bathroom complete the upper level. The fully developed basement adds valuable living space with a third bedroom, full bathroom, flex area for a media room, gym, office, or playroom, plus laundry room and extra storage. Located steps from scenic walking paths and green space, and within walking distance to St. Brigid School (K–9), this well-managed complex includes landscaping and snow removal. Close to parks, shopping, and with quick access to Stoney Trail, commuting or weekend mountain escapes are easy. Book your showing today!