

158 Citadel Meadow Gardens NW
Calgary, Alberta

MLS # A2310122



\$400,000

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, Lawn, No Back Lane, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Storage, Vinyl Windows		

Inclusions: None

OPEN HOUSE SAT MAY 16, 1 PM to 4 PM. Welcome to this beautifully maintained 3-bedroom townhome in the highly sought-after community of Citadel, offering functional family living with parks, walking paths, schools, and everyday amenities just moments away. The main level features a bright open-concept layout with thoughtful updates throughout, including granite countertops in the kitchen and powder room, stainless steel appliances, updated window coverings (2022), a newer faucet, garburator, modern light fixture, and stylish wallpaper accents. The dining area opens onto a private deck overlooking open back yard space, creating a peaceful setting for morning coffee or summer evenings outdoors. Upstairs, the spacious primary bedroom offers two closets and access to a well-appointed Jack & Jill 4-piece bathroom featuring updated black fixtures and handles, a newer toilet, bidet, humidity-sensing fan, and refreshed finishes. Two additional bedrooms provide flexibility for family, guests, or a home office setup. The fully finished basement expands the living space with a large recreation area, laundry room, and additional storage. The washer is a newer LG model with AI load-sensing technology, while the attached single garage is insulated and includes built-in storage shelving, with the garage fridge also included. Additional updates and features include a newer furnace (December 2025), serviced mechanicals, and a well-managed condo board for added peace of mind. Located steps away from highly rated St. Brigid School, a sought-after Catholic school serving Kindergarten to Grade 9, as well as nearby playgrounds, parks, and extensive walking paths, this is an excellent opportunity to secure a move-in ready home in one of NW Calgary's most established family communities.