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169 Citadel Drive NW
Calgary, Alberta

MLS # A2348199

$499,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,438 sq.ft.	**Age:**	1995 (31 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Other, Private, Rectangular Lot, T		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 522
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 169 Citadel Drive NW! This beautiful end-unit townhouse offers the extra privacy, natural light, and additional windows buyers often look for in a townhome. With 3+1 bedrooms and 3½ bathrooms, there is plenty of space for a growing family, guests, a home office, or a comfortable lower-level retreat. Fully Finished Walk-Out Basement offers recreation room, a bedroom and a full bathroom, Fenced South facing Backyard, Newer Hot water tank, Newer Furnace, New Quartz countertops & Kitchen Sink, New Luxury Laminate planks flooring, Newer Carpet upstairs and downstairs, New windows and doors, Insulated and drywalled Double Detached Garage. The main living area offers a functional layout designed for everyday living and entertaining, while the additional bedroom and bathroom space provide flexibility for different stages of life. Being an end unit adds to the appeal with fewer shared walls and a greater sense of privacy. Located in the desirable Citadel community, this home is close to schools, parks, shopping, transit, and many of the amenities of northwest Calgary. It’s a great opportunity for buyers looking for the space and lifestyle of a family home without the maintenance of a detached property. A spacious, versatile end unit in a well-established NW Calgary community — definitely worth putting on your viewing list!

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