

163 Citadel Drive NW
Calgary, Alberta

MLS # A2351270

\$470,000

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

1,508 sq. townhouse with 3 BEDROOMS, 2 $\frac{1}{2}$ BATHROOMS, MASTER ENSUITE, FULLY FINISHED WALKOUT BASEMENT, DOUBLE DETACHED GARAGE in the sought-after community of Citadel. The main floor features a spacious living room, a comfortable family room with fireplace, and a functional kitchen with generous cabinetry, ample counter space and an adjoining eating area looking out over the South facing back yard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and private ensuite bathroom. The additional bedrooms offer plenty of flexibility for children, guests, or a home office. The fully finished walk-out basement provides valuable additional living space, ideal for a recreation room, home theatre, exercise area, or playroom. Outside, enjoy your own private fenced yard and concrete patio, The double detached garage keeps your car nice and warm on those cold winter nights. Citadel is known for its excellent schools, parks, playgrounds, and extensive walking pathways, with convenient access to shopping, restaurants, transit and major roadways including Stoney Trail and Country Hills Boulevard. All this together makes this the best house to call your next home! Book a showing today.