



**603 Citadel Terrace NW  
Calgary, Alberta**

**MLS # A2281330**



**\$417,500**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge in the basement

Welcome to this bright 3-bedroom, 2.5-bathroom townhouse in the sought-after community of Citadel, offering nearly 1,800 sq. ft. of well-designed living space. Thoughtfully maintained and move-in ready, this home is ideal for families or anyone seeking comfort, functionality, and a welcoming neighbourhood. The main level features an open and inviting layout with large windows that flood the space with natural light. A spacious dining area is perfect for entertaining, while the kitchen offers ample counter space, stainless steel appliances, and a convenient coffee bar. The generous living room provides a cozy place to unwind with a gas fireplace, complemented by a large half bath for added convenience. Upstairs, the well-planned second level is designed with family living in mind. You'll find three spacious bedrooms, including a comfortable primary suite that easily accommodates a king-sized bed and features a well-sized ensuite bathroom. The two additional bedrooms are bright and versatile—ideal for children, guests, or a home office—and are served by a full 3-piece bathroom. This level offers excellent separation of living and sleeping spaces, providing both privacy and functionality for everyday living. The finished basement adds valuable additional living space with a comfortable recreation room, a large storage area, and a dedicated laundry zone. An attached single-car garage provides secure parking and extra storage. The well-managed complex features a strong reserve fund, offering long-term peace of mind. Recent upgrades include a new dishwasher (2025), updated Poly B plumbing (2023), and toilets replaced in 2023 and 2025—major improvements already completed for you. Located in the family-friendly community of Citadel, known for its parks, pathways, schools, and convenient amenities, this home delivers exceptional

value in a fantastic location. Move-in ready and waiting for you&mdash;book your private showing today.