



119 Citadel Lane NW
Calgary, Alberta

MLS # A2299775



\$530,000

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE SUNDAY MAY 3 12-2pm. Welcome to this beautifully updated 1,347 sq ft townhouse, offering the perfect blend of timeless charm and modern comfort—all tucked into a quiet, family-friendly neighborhood with top-rated schools. The picturesque classic brick exterior sets a warm and welcoming tone. Inside, the home unfolds into a thoughtfully updated space featuring a newer kitchen with high end appliances and eating nook with storage. Main floor is complete with engineered flooring, and large windows. Living room is spacious enough for den area office or a formal dining room. All bathrooms have been renovated to a polished standard. Open, fresh and modern design throughout this home. Upstairs, you'll find 3 spacious bedrooms designed for comfort and privacy. The master suite offers a walk in closet with a large luxurious bath. Additional 2 bedrooms placed close to a 3rd full bathroom. Citadel is full of schools, walking paths, close to Ctrain with a direct shuttle and handy access to the mountains. Easy commute to university or the hospital. GREAT neighbours on both sides! Convenient parking out front. Step outside to your sunny patio, surrounded by blossoming mature trees—a private little retreat ideal for summer evenings and quiet moments. Additional highlights include a double car garage and a location that puts you close to all amenities, walking paths, and everyday conveniences. A home like this is rare on the market and can be enjoyed for years to come. This is more than a townhouse—it's a place to settle in and grow.