



**161 Citadel Meadow Gardens NW  
Calgary, Alberta**

**MLS # A2307444**



**\$479,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Electric Fireplace in Main Bedroom, Tall Pantry Cabinet in Kitchen

Beautifully updated and fully developed, this spacious corner-unit townhome in Citadel offers style, comfort, and flexibility in one of the larger units in the complex, complete with an attached double garage. Step inside to soaring vaulted ceilings and a bright main floor featuring tasteful updates and durable vinyl plank flooring. The functional kitchen offers maple cabinetry, black appliances, and an eat-up peninsula overlooking the sunny dining area. The inviting living room is filled with natural light and features an updated corner fireplace with access to the back deck—perfect for relaxing or entertaining. A convenient main-floor powder room completes the space. Upstairs, the spacious primary suite offers a boutique hotel feel with luxury wallpaper, an electric fireplace, walk-in closet, and private ensuite. A generous second bedroom and full bathroom complete the upper level. The fully developed basement adds valuable living space with a third bedroom, full bathroom, flex area for a media room, gym, office, or playroom, plus laundry room and extra storage. Located steps from scenic walking paths and green space, and within walking distance to St. Brigid School (K&ndash;9), this well-managed complex includes landscaping and snow removal. Close to parks, shopping, and with quick access to Stoney Trail, commuting or weekend mountain escapes are easy. Book your showing today!