



GRASSROOTS
REALTY GROUP

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66 Citadel Point NW
Calgary, Alberta

MLS # A2312725



\$379,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

****Open House this Saturday, June 27th from 1:00-3:00 PM**** Welcome to 66 Citadel Point NW, a bright and beautifully maintained END-UNIT townhome located in the highly sought-after community of Citadel. Offering over 1,200 sq. ft. of developed living space above grade, plus an unfinished WALKOUT basement ready for your future plans, this 3-bedroom, 1.5-bathroom home combines comfort, functionality, and exceptional convenience in one attractive package. The property has been recently painted throughout and features brand-new carpet, creating a fresh, move-in-ready feel. It also includes central air conditioning for added comfort year-round. Step inside to discover a welcoming main floor filled with natural light, thanks to the abundance of windows that come with this desirable end-unit location. The open-concept layout creates a seamless flow between the living, dining, and kitchen spaces, making everyday living and entertaining effortless. The spacious great room provides a comfortable place to gather, while elegant arched entryways leading into the kitchen and dining area add character and architectural appeal. The bright kitchen offers ample cabinetry and generous prep space, while the large dining area easily accommodates family dinners and gatherings. Step outside onto your private balcony just off the dining room, creating the perfect spot to enjoy your morning coffee, unwind at the end of the day or for summer barbecues. A convenient 2-piece powder room and additional storage complete the main level. On the upper level, the thoughtfully designed layout provides excellent bedroom separation and privacy. The spacious primary bedroom features dual closets, while two additional bedrooms and a well-appointed 4-piece bathroom offer flexibility for families or guests. Additional storage throughout the upper level adds everyday

practicality. The unfinished walkout basement presents an excellent opportunity to customize the space to suit your needs. With laundry already in place, rough-in plumbing for a future bathroom, and direct access to the lower patio and backyard, the possibilities are endless. Outside, enjoy a private backyard space complete with a concrete patio, along with a welcoming front porch that enhances the home's curb appeal. Two assigned parking stalls are conveniently located directly in front of the unit. Located in the established community of Citadel, this home offers outstanding access to schools, playgrounds, parks, pathways, shopping, and public transit. Bus stops are just steps away, providing convenient connections to Crowfoot and Tuscany LRT stations, while major routes including Stoney Trail, Crowchild Trail, and Deerfoot Trail make commuting throughout the city effortless. With Crowfoot Crossing, multiple shopping centres, restaurants, and everyday amenities all nearby, this exceptional home delivers the perfect balance of comfort, convenience, and community living.