



GRASSROOTS

REALTY GROUP

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**227 Citadel Lane NW
Calgary, Alberta**

MLS # A2312775



\$547,500

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, No Neighbours		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

Price adjusted for a quick sale. FULLY Renovated End Unit Townhome in Citadel !with ver \$75,000 upgrades in 2025. Nestled on a quiet residential street in the desirable family-friendly community of Citadel in the Palisades. An end unit townhome offers over 2,270 sq. ft. of developed living space and exceptional curb appeal. Thoughtfully updated in light contemporary tones with stylish feature wall accents, this home showcases numerous upgrades, including: Exotic engineered hardwood flooring on all three levels, new carpet in all 3 bedrooms, updated baseboards, Fresh paint, new lighting, new rear door and window trim throughout, plus brand-new WINDOWS(except Basement and Door Windows) • A fully renovated kitchen with sleek cabinetry, granite countertops, and Samsung stainless steel appliances—including fridge, dishwasher, electric stove, and commercial-style hood fan • Updated bathrooms featuring new granite counters, modern vanities, toilets, and flooring • A fully developed basement with the same engineered hardwood flooring • Professionally cleaned ductwork and furnace The functional, family-friendly layout features 3 bedrooms, 2.5 bathrooms, and a redesigned kitchen ideal for both daily living and entertaining. Enjoy a cozy family room with fireplace, a bright living room, a separate dining area, and a large basement flex space perfect for recreation, games, or a home office. The laundry area includes a new Samsung front-loading washer and dryer. Outside, you’ll find a private fenced yard, a spacious double detached garage, and a paved rear lane for easy access. Well-managed condo (replaced windows, includes lawn care (front and rear), and snow removal—offering low-maintenance living at its best). With quick access to Stoney Trail, schools, parks, shopping, dining, and transit, this move-in ready

gem is a must-see. Welcome home to style, space, and convenience