



GRASSROOTS
REALTY GROUP

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249 Citadel Point NW
Calgary, Alberta

MLS # A2312827



\$423,000

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

This is the kind of listing buyers wait for. Renovated. Move-in ready. Backing onto green space. Fully finished walk-out basement. Two parking stalls right out front. Visitor parking directly beside the home. And located in one of NW Calgary's most established family communities. Welcome to Citadel. From the moment you walk in, this home feels right. Natural light pours through the windows, the open-concept layout flows effortlessly, and the peaceful green space behind the home creates the kind of privacy buyers rarely find in this price range. The renovated main floor was designed for real life. Morning coffees before the day begins. Family dinners that turn into long conversations. Kids doing homework while dinner is being prepared. The kitchen features stainless steel appliances, reverse osmosis system, abundant cabinetry, and plenty of room for everyone to gather comfortably. A convenient half bath on the main floor makes everyday living and entertaining even easier. Upstairs, you'll find 3 spacious bedrooms and a full bathroom, offering practical space and functionality for growing families, first-time buyers, or anyone looking for smart everyday living. But what truly sets this home apart? The walk-out basement. Fully finished and incredibly functional, this lower level offers flexibility most homes simply do not have. Featuring a spacious family room, 4th bedroom, 3-piece ensuite, additional storage, wash basin, medicine cabinet, mini fridge, microwave, and portable cooktop. Teen retreat. Guest suite. Home office. Multi-generational living. Gym. Media room. This home evolves with your lifestyle. Step outside onto your private deck overlooking the green space and pathways behind the home the perfect place to relax, unwind, or entertain. Visitor parking sits directly beside the unit, giving friends and family easy access right to your

doorstep. Citadel Pointe is a well-managed, pet-friendly complex offering landscaped green spaces, snow removal, lawn care, and low-maintenance living. You're walking distance to schools, playgrounds, tennis courts, parks, pathways, transit, and everyday amenities. Minutes from Crowfoot Crossing, you'll enjoy quick access to restaurants, grocery stores, shopping, the YMCA, movie theatre, and public library. Plus, with direct access to Stoney Trail and major routes, commuting anywhere in the city becomes simple. Affordable homes are everywhere. Affordable homes with green space views, a walk-out basement, renovated interior, and a location that checks every box?