



**79 Citadel Point NW
Calgary, Alberta**

MLS # A2322518

\$425,000



Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Irregular Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, END UNIT townhome in the highly desirable community of Citadel! Upon entering, you'll appreciate the low maintenance flooring and large windows bringing in plenty of natural light. The functional kitchen features plenty of cabinets for storage, a breakfast bar and a BRAND NEW stove, refrigerator and range hood (2026). The dishwasher is only a couple of years old! The open-concept main floor has a spacious living room, dining area and 2-pc bathroom. Access to your backyard is just off this main level. Upstairs there are 3 generously sized bedrooms and 2 full bathrooms. The primary bedroom has a walk-in closet and a 3-piece ensuite. The 4-piece bathroom services the other 2 bedrooms. The basement offers another 400 sq ft of undeveloped open space, allowing for extra storage, a large recreation/games room or future development into additional living area. Your parking needs are taken care of with a single FRONT ATTACHED GARAGE and DRIVEWAY parking for a 2nd vehicle. This is a well managed complex with a NEW roof recently completed (2022). Conveniently located a few meters from the bus stops with single-route access to both Crowfoot and Tuscany LRT stations for an easy commute to downtown, St. Brigid School is just a few minutes away on foot, the Citadel Park (K-5) school and multiple shopping centres are just a short drive away. The rest of the city is easy accessible via Stoney Trail. This home has been lovingly cared for and pride of ownership is evident throughout. Call to book your private showing today.