



GRASSROOTS

REALTY GROUP

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

MLS # A2324857



\$359,000

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,203 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Looking for an affordable home with space to grow? This well maintained 1,203 square foot townhouse in Citadel offers 3 bedrooms, 2.5 bathrooms, an attached garage, and a layout that makes everyday living easy. The bright main floor features a spacious living room with a cozy gas fireplace, a generous dining area, and a functional kitchen with plenty of cabinet and counter space. Step outside to your private deck, the perfect place to enjoy your morning coffee or summer BBQs. Upstairs you'll find three good sized bedrooms, including a comfortable primary bedroom with convenient access to the full bathroom. The unfinished basement provides plenty of storage today and offers the opportunity to create additional living space in the future. Located just minutes from schools, parks, shopping, restaurants, Country Hills Village, public transit, Stoney Trail, and other major commuter routes, this home offers the perfect combination of space, convenience, and value.