



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**39 Citadel Point NW  
Calgary, Alberta**

**MLS # A2327260**



**\$384,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* Open House, Sat, July 11, 12-2pm \*\*** Welcome to this turnkey, 2-storey townhome in the highly desirable and well-managed complex of Citadel Pointe. Exceptionally clean, bright, and recently painted throughout, this 1,208 sq ft home features vinyl plank flooring across both the main and upper levels. The functional layout opens into a spacious entryway leading past a convenient powder room and into a bright kitchen equipped with full appliances, including a newly replaced stove. The open-concept dining area and large family room provide an excellent setup for entertaining, with glass patio doors that lead directly out to your west-facing rear patio. Upstairs hosts three generous bedrooms and extra storage space, highlighted by a large primary retreat complete with an ample walk-in closet and peaceful views of the nearby ravine. This unit features an attached single garage, a driveway for a second vehicle, and sits in a stable complex that recently benefited from a full roof replacement in 2022. Positioned in an unbeatable location within the complex, you enjoy immediate access to the community Amenities Building/clubhouse and visitor parking. Enjoy a low-maintenance lifestyle where snow removal and lawn care are completely handled for you. Walk to local scenic ravines, pathways, and the neighborhood schools, including St. Brigid (K-9) just down the street. Commuters will appreciate the bus stop steps away with single-route transit access to both Crowfoot and Tuscany LRT stations, as well as rapid vehicular connections to Stoney Trail and Sarcee Trail. Major hubs like Crowfoot Crossing, Beacon Hill, and Royal Oak are just minutes away. Move-in ready and ideal for young families or professionals, this property checks every box. Call today to schedule your private showing.