



GRASSROOTS
REALTY GROUP

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9 Citadel Point NW Calgary, Alberta

MLS # A2328790



\$424,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 399
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: NA

Welcome to Citadel Pointe — a place where everyday family life feels easy, connected, and wonderfully cozy. From the moment you step onto the covered front porch, there’s a sense of warmth and welcome. It’s the kind of spot where kids kick off their shoes after school, neighbours stop to chat, and quiet mornings begin with a cup of coffee and a deep breath. Inside, the home opens into a bright, comfortable living space designed for real family living. Fresh updated flooring brings a clean, modern feel, while the open-concept main floor keeps everyone connected — whether you’re cooking in the crisp white kitchen, helping with homework at the table, or relaxing in the living room. With four bedrooms and three-and-a-half bathrooms, there’s room for everyone to spread out. The upstairs bedrooms feel peaceful and inviting, and the primary suite offers a private corner of calm at the end of the day. Downstairs, the fully developed basement becomes the heart of family fun — a larger rec room perfect for movie nights, games, or weekend hangouts. The additional bedroom, complete with a Murphy bed, adds flexibility for guests or growing kids. Step outside to a west-facing patio that catches the afternoon sun — ideal for summer dinners, playtime, or simply unwinding while the day slows down. Partial fencing adds privacy without losing the friendly feel of the community. With two parking stalls right out front, school and transit nearby, and parks and pathways just steps away, this home sits in a location that supports busy mornings, easy routines, and weekend adventures. Warm. Welcoming. Thoughtfully updated. Family-ready.