



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126 Citadel Point NW
Calgary, Alberta

MLS # A2334881



\$420,000

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,217 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to Citadel Point NW — a BRIGHT, beautifully maintained END-UNIT townhome in the highly sought-after community of CITADEL, offering space, privacy, and unbeatable convenience in Northwest Calgary. Bathed in NATURAL SUNLIGHT from multiple windows, this inviting home provides a comfortable and private living environment with a thoughtfully designed layout that maximizes both light and bedroom separation. The main floor features a functional design perfect for everyday living and entertaining. Enjoy a cozy living area, a spacious kitchen, a generous dining space that leads to a SUNNY BALCONY/DECK, and a convenient powder room. The abundance of windows, a benefit of being an end unit, fills the home with warmth throughout the day. Upstairs offers THREE GENEROUS BEDROOMS, including a spacious primary retreat with a 3-PIECE ENSUITE and WALK-IN CLOSET. A full 4-piece bathroom and an oversized linen closet provide exceptional storage and functionality for growing families. The WALKOUT BASEMENT adds incredible flexibility, featuring large windows, an additional 4 piece bathroom, and a large family room ideal for when the extended family is visiting. Step out to your PRIVATE PATIO and enjoy a peaceful residential setting with friendly neighbours and a strong sense of community. Additional highlights and renovations include, flooring, bathrooms, counters, a FRONT ATTACHED GARAGE plus DRIVEWAY PARKING for a second vehicle, NEW ROOF (2022). LOCATION truly sets this home apart. Bus stops are just steps away (approximately 100 meters), with convenient single-route access to both Crowfoot and Tuscany LRT stations for effortless commuting to downtown or across the city. Families will love the proximity to two playgrounds within a 5-minute walk, a Catholic school just minutes

away on foot, and an elementary school only a short 5-minute drive. You're also close to THREE MAJOR SHOPPING CENTRES, parks, everyday amenities, Stoney Trail, and other major roadways. Whether you're a first-time buyer, growing family, or savvy investor, this home offers the perfect combination of LIGHT, SPACE, PRIVACY, and LONG-TERM VALUE in one of NW Calgary's most established and convenient communities.