



160 Citadel Point Calgary Alberta

\$435,000

An extraordinary opportunity awaits in this superb townhome located in the vibrant NW community of Citadel. Two-storeys, 1254 sq. ft., 3 bdrms, 2.5 baths and professionally managed with common area maintenance carries lots of appeal. The home is north facing with two assigned parking stalls and a porch in front. The main floor encompasses the living room, dining area and kitchen and shows off a combination of lustrous hardwood in the living room and dining area and ceramic tile in the kitchen. Well-placed windows bring in an abundance of natural light. The spacious yet comfy and welcoming living room boasts a corner, natural gas fireplace to help chase the chill of those winter evenings. Charming arched doorways lead to the expansive dining area and the kitchen. The kitchen is a picture of white and bright with heaps of counter space, white cabinets and backsplash and white appliances. A convenient 2pc bath completes the main level. Carpeted stairs bring you to the second floor with vinyl plank flooring throughout. The primary bedroom features a large walk-in closet and, for enhanced privacy, a 3pc ensuite. Two more well-sized bedrooms with adequate closet space share a 4pc bath. The basement level is unfinished with roughed-in plumbing for a future bathroom and accommodates laundry facilities. Lots of opportunity here for development to suit your specific needs. You will want to make use of the south-facing partially fenced backyard accessed via the dining area. The location is ideal with proximity to Stoney and Sarcee Trails, Country Hills Boulevard and points west, shopping on Sarcee Trail, transit, playgrounds and schools. This townhome has been carefully tended, is tastefully decorated in a neutral palette and may be the ideal solution for a professional single, a small family or someone looking to downsize. Call today to arrange a viewing. (i...

3pc Bathroom 4.50 Ft x 8.83 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 7.92 Ft x 11.67 Ft

Bedroom 10.92 Ft x 9.67 Ft

Primary Bedroom 11.00 Ft x 16.58 Ft

Other 19.25 Ft x 28.00 Ft

2pc Bathroom 4.33 Ft x 4.58 Ft

Dining room 10.00 Ft x 14.25 Ft

Kitchen 9.33 Ft x 9.25 Ft

Living room 15.92 Ft x 14.25 Ft

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