

## 55 Citadel Point Calgary Alberta

\$432 900

Welcome to Citadel Pointe, a family friendly townhouse complex in a great location. Walking distance to schools, transportation, walking paths, and much more. This 3 bedroom, 3 bathroom unit has been newly updated with new paint and carpets throughout. Upon entry, a large living room welcomes you with an abundance of light and a cozy gas fireplace. The living room opens up to a dining area, perfect for hosting. A well equipped kitchen is just off of the dining area, complete with a breakfast bar, and a large island. Doors off of the kitchen lead out to a concrete patio and west facing backyard. Upstairs, the large primary bedroom creates bright and open feel and is complete with a large walk in closet and 3 piece ensuite. Two other good sized bedrooms, one with a jack and Jill 4 piece bathroom, complete the main floor. The basement boasts a laundry area and endless potential for development. This unit includes 2 assigned parking stalls right outside of the front porch. Enjoy the clubhouse within walking distance to the unit that includes a meeting area, great for hosting events. This complex is safe and secure and is in a great location, ideal for a family. Exceptional value! (id:6769)

Recreational, Games room  $27.92 \text{ Ft} \times 15.83 \text{ Ft}$ Roughed-In Bathroom  $8.00 \text{ Ft} \times 5.00 \text{ Ft}$ Laundry room  $9.00 \text{ Ft} \times 8.00 \text{ Ft}$ Living room  $15.83 \text{ Ft} \times 14.17 \text{ Ft}$ Kitchen  $9.17 \text{ Ft} \times 8.67 \text{ Ft}$ 

**Dining room** 14.17 Ft x 10.50 Ft **Foyer** 5.00 Ft x 4.00 Ft 2pc Bathroom 4.58 Ft x 4.33 Ft
Primary Bedroom 16.17 Ft x 10.92 Ft
Other 4.42 Ft x 3.75 Ft
3pc Bathroom 8.58 Ft x 4.42 Ft
Bedroom 11.92 Ft x 7.83 Ft
Bedroom 9.92 Ft x 8.67 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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## Mirror

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