



# 133 Citadel Pointe Calgary Alberta

\$434,900

Great Opportunity for First-time Homebuyers or those looking to down-size. Sunny 2-Storey End-Unit in Citadel Pointe. This townhome has everything, including a functional yet stylish layout. Offering ample space for a single professional or a family. Large windows throughout the home allow for plenty of natural sunlight, creating a bright and welcoming atmosphere. The main floor boasts a generous-sized living room where you can cozy up to the corner fireplace on those cool autumn nights. Beautiful archways lead to the kitchen and dining rooms, creating a seamless flow. A conveniently located powder room completes the main floor. Upstairs offers 3 bedrooms and 2.5 baths, including a spacious primary bedroom with en-suite, and walk-in closet. The guest bedroom with a cheater door to the main bath, allows for total privacy. Enjoy your morning coffee on the sunny front veranda or host a barbecue on the semi-private west-facing backyard patio. The basement, with its 4 windows, offers natural sunlight and comes with drywall and roughed-in plumbing, providing a blank canvas for future development to suit your style. This home includes 2 assigned parking stalls in front and 3 adjacent visitor parking stalls for your guests. There is an amenity building to host events and enclosed mailbox access. Located in the quiet complex of Citadel Pointe, in the established community of Citadel, this property offers easy access to schools, shops, restaurants, and cultural attractions. (id:6769)

Storage 18.58 Ft x 27.83 Ft  
 Living room 15.17 Ft x 14.25 Ft  
 Kitchen 9.33 Ft x 9.25 Ft  
 Dining room 9.83 Ft x 14.25 Ft  
 2pc Bathroom 4.33 Ft x 4.58 Ft

3pc Bathroom 4.50 Ft x 8.42 Ft  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 Primary Bedroom 10.92 Ft x 16.92 Ft  
 Bedroom 8.00 Ft x 11.67 Ft  
 Bedroom 10.67 Ft x 9.75 Ft

Listing Presented By:



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