



42 Citadel Meadow Gardens Calgary Alberta

\$464,900

OPEN HOUSE: SATURDAY, JUNE 21 AT 11 AM - 1 PM This RARE 4-BEDROOM TOWNHOME with a West Backyard backing onto a GREEN BELT w/ walking path, can be your new home for your growing family or as investors, better cash flow! This freshly renovated home is ready for you: LUXURY VINYL PLANK throughout (no carpet - 2025), and new modern flat white baseboards and interior paint provides the blank canvas for you to start your new journey. Imagine family movie nights or watching your favourite sports/concerts in your OPEN LAYOUT living room, cozying up to your GAS FIREPLACE, while snacks are being readied in the kitchen w/ STAINLESS STEEL APPLIANCES including NEW DISHWASHER (2025). The convenient is central to almost everything you need within 10 mins: K-12 Schools (2-6 mins), Bus stop (6 min walk), superstore (8 mins) or more shopping, restaurants, MOVIE THEATRE, entertainment, doctor, dentists, COSTCO, and more at CROWFOOT CROSSING (9 mins). Bring the kids to a fun-filled afternoon of ACTIVE LIFESTYLE at YMCA Rocky Ridge: Swimming, Skating, Gym, and much more. With easy access to Stoney Tr, Crowchild Tr, and Sarcee Tr make this a very accessible hub to call home. What are you waiting for... come see it today! (id:6769)

Primary Bedroom 13.25 Ft x 11.42 Ft
Bedroom 9.50 Ft x 11.83 Ft
Bedroom 9.42 Ft x 11.83 Ft
4pc Bathroom 9.33 Ft x 9.08 Ft
Bedroom 16.58 Ft x 13.33 Ft
Furnace 8.58 Ft x 5.08 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft
Foyer 7.00 Ft x 17.75 Ft
Dining room 10.75 Ft x 17.42 Ft
Kitchen 8.33 Ft x 11.17 Ft
2pc Bathroom 2.67 Ft x 6.50 Ft

Listing Presented By:



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Real Broker

<http://www.liveinnercity.com/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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