



## 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 Ft x 15.83 Ft

Roughed-In Bathroom 8.00 Ft x 5.00 Ft

Laundry room 9.00 Ft x 8.00 Ft

Living room 15.83 Ft x 14.17 Ft

Kitchen 9.17 Ft x 8.67 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:



Originally Listed by:  
Greater Property Group

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

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net