



## 55 Citadel Point Calgary Alberta

\$424,900

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 8.51 M x 4.83 M

Roughed-In Bathroom 2.44 M x 1.52 M

Laundry room 2.74 M x 2.44 M

Living room 4.83 M x 4.32 M

Kitchen 2.80 M x 2.64 M

Dining room 4.32 M x 3.20 M

Foyer 1.52 M x 1.22 M

2pc Bathroom 1.40 M x 1.32 M

Primary Bedroom 4.93 M x 3.33 M

Other 1.35 M x 1.14 M

3pc Bathroom 2.62 M x 1.35 M

Bedroom 3.63 M x 2.39 M

Bedroom 3.02 M x 2.64 M

4pc Bathroom 2.29 M x 1.50 M

Listing Presented By:



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