

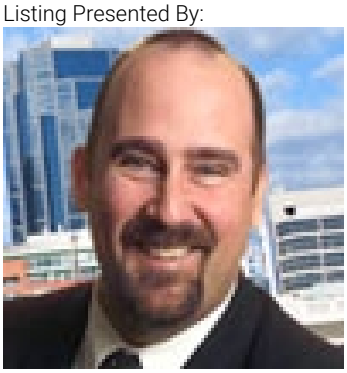
# 66 Citadel Point Calgary Alberta

$349,900

Exceptional Value in Citadel! Welcome to 66 Citadel Point NW, a bright END-UNIT townhome offering a functional layout, excellent natural light and plenty of room to grow in the established community of Citadel. With over 1,200 sq. ft. of living space above grade, 3 bedrooms, 1.5 bathrooms and an unfinished walkout basement, this home offers a great combination of comfortable everyday living and future potential. Recently refreshed with new carpet and paint throughout, the home feels clean, bright and move-in ready, while central air conditioning adds comfort during the warmer months. The end-unit location brings additional windows throughout the home, filling the main level with natural light. The spacious great room provides plenty of room to relax or entertain, while arched openings create a natural transition into the kitchen and dining area. The kitchen offers ample cabinetry, generous counter space and a practical layout, with the adjoining dining area providing plenty of room for family meals or entertaining. Just off the dining room, a private balcony extends the living space outdoors and provides a great spot for morning coffee, summer barbecues or relaxing at the end of the day. A convenient 2-piece powder room and additional storage complete the main floor.Upstairs, the layout offers three well-proportioned bedrooms, including a spacious primary bedroom with dual closets. Two additional bedrooms provide flexibility for children, guests or a home office, while a 4-piece bathroom and additional storage complete the upper level. The unfinished walkout basement provides an excellent opportunity to add even more living space and customize the home to suit your needs. Laundry is already located on this level, along with rough-in plumbing for a future bathroom and direct access to the lower patio and backyard. Whether envisioned as a future family room, home gym...

Great room 15.75 Ft x 14.25 Ft
Kitchen 14.25 Ft x 9.33 Ft
Dining room 14.25 Ft x 9.75 Ft
2pc Bathroom 4.42 Ft x 4.33 Ft
Primary Bedroom 13.50 Ft x 13.25 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
Bedroom 11.08 Ft x 9.75 Ft
Bedroom 12.33 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:
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