



# 82 Citadel Point Calgary Alberta

\$389,900

\*\*\* PRICED to SELL!!! \*\*\* BEST VALUE in NW \*\*\* OPEN HOUSE: SUN | March 1, 2026 | 2:00 PM - 4:00 PM

\*\*\*Welcome to 82 Citadel Point NW -- a BRIGHT, beautifully maintained END-UNIT townhome in the highly sought-after community of CITADEL, offering space, privacy, and unbeatable convenience in Northwest Calgary. Bathed in NATURAL SUNLIGHT from multiple windows, this inviting home provides a comfortable and private living environment with a thoughtfully designed layout that maximizes both light and bedroom separation. The main floor features a functional OPEN-CONCEPT design perfect for everyday living and entertaining. Enjoy a cozy living area, a spacious kitchen complete with island and NEWER APPLIANCES (washer, dryer & stove), a generous dining space that leads to a SUNNY BALCONY/DECK, and a convenient powder room. The abundance of windows -- a benefit of being an end unit -- fills the home with warmth throughout the day. Upstairs offers THREE GENEROUS BEDROOMS, including a spacious primary retreat with a 3-PIECE ENSUITE and WALK-IN CLOSET. A full 4-piece bathroom and an oversized linen closet provide exceptional storage and functionality for growing families. The WALKOUT BASEMENT adds incredible flexibility, featuring three large windows, plumbing rough-in for an additional bathroom, and partial finishing -- ideal for extended family living or future development potential (subject to approvals). Step out to your PRIVATE PATIO and enjoy a peaceful residential setting with friendly neighbours and a strong sense of community. Additional highlights include a FRONT ATTACHED GARAGE plus DRIVEWAY PARKING for a second vehicle, NEW ROOF (2022), an air circulation system for added comfort, and nearby fire hydrants for additional peace of mind. LOCATION truly sets this home apart. Bus stops are just steps away (approximately 100 meters), with convenient single-route access to both ...

Other 9.00 Ft x 4.00 Ft  
 Living room 13.25 Ft x 10.00 Ft  
 Dining room 10.75 Ft x 6.67 Ft  
 Kitchen 10.58 Ft x 8.33 Ft  
 2pc Bathroom 6.50 Ft x 2.92 Ft

3pc Bathroom 8.75 Ft x 4.33 Ft  
 Other 5.50 Ft x 3.75 Ft  
 Bedroom 11.50 Ft x 9.25 Ft  
 Bedroom 11.25 Ft x 9.42 Ft  
 4pc Bathroom 8.92 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

