



GRASSROOTS
REALTY GROUP

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311 Citadel Terrace NW
Calgary, Alberta

MLS # A2230908



\$529,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,489 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, LA | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 505 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: none

Welcome to this beautifully updated 2-story end-unit townhouse nestled in the quiet and family-friendly community of Citadel. Offering over 1,700 sq.ft. of total living space, this home features 3 bedrooms, 2.5 bathrooms, a finished basement, and an attached single-car garage. Step inside to discover fresh new paint throughout and a bright, open-concept main floor. The kitchen boasts quartz countertops, a stylish stone backsplash, a breakfast bar, and newer stainless-steel appliances perfect for both everyday living and entertaining. Adjacent is a cozy dining area and a spacious living room complete with a gas fireplace set in a stunning decorative stone surround. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The additional two bedrooms are well appointed and share another full 4-piece bathroom. The fully finished basement offers a large rec room, convenient laundry area, and ample storage space ideal for growing families or those needing a flexible living area. Tucked away in a peaceful corner of the complex, this end unit provides added privacy and tranquility. Recent upgrades include the complete removal of Poly-B plumbing, giving you peace of mind for years to come. Located close to schools, parks, shopping, and transit, and with easy access to Country Hills Blvd and Stoney Trail, this move-in-ready home truly has it all. Call today for your private viewing.