



**GRASSROOTS**  
REALTY GROUP

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**64 Citadel Meadow Gardens NW**  
**Calgary, Alberta**

**MLS # A2241127**



**\$445,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Enclosed, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** all light fixtures

Finally, a well-priced, fully developed 2-story townhome with an attached garage is available for sale in the highly sought-after NW community of Citadel, renowned for its proximity to Crowfoot LRT, the University of Calgary, Stoney Trail, parks, trails, schools, and shops. Citadel Park Elementary is merely 3 minutes away, while the nearest high school is 2.5 kilometers distance. This wonderfully maintained residence, showcasing pride of ownership, boasts over 1,200 square feet of living space, plus an additional 500 square feet in the developed basement. The bright and open living and dining areas seamlessly transition to a sunny, private back deck and small yard, complemented by a raised kitchen island, new flooring on the main level, modern light fixtures, and a fresh coat of paint. The upper level features three spacious bedrooms and a large 4-piece bathroom with a cheater door from the master bedroom. The basement showcases a large, bright recreation room and laundry area, accompanied by a 2-piece bathroom, which can easily be upgraded to include a shower. This exceptional property is ready for a new family to move in before the school year commences.