



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2243385**



**\$424,999**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,244 sq.ft.           | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                   |
|--------------------|-------------------|
| <b>Heating:</b>    | Forced Air        |
| <b>Floors:</b>     | Carpet, Hardwood  |
| <b>Roof:</b>       | Asphalt Shingle   |
| <b>Basement:</b>   | Finished, Full    |
| <b>Exterior:</b>   | Asphalt, Concrete |
| <b>Foundation:</b> | Poured Concrete   |
| <b>Features:</b>   | Open Floorplan    |

|                   |          |
|-------------------|----------|
| <b>Water:</b>     | -        |
| <b>Sewer:</b>     | -        |
| <b>Condo Fee:</b> | \$ 377   |
| <b>LLD:</b>       | -        |
| <b>Zoning:</b>    | M-C1 d75 |
| <b>Utilities:</b> | -        |

**Inclusions:** None

\*\*\*OPEN HOUSE, Saturday, 2:00pm-4:00pm\*\*\* Welcome to Citadel Pointe! This beautifully updated 2-storey townhome offers the perfect blend of comfort, style, and convenience—backing onto serene green space in the sought-after community of Citadel. Enjoy the practicality of a single attached garage with a full driveway, providing ample parking for you and your guests. Inside, you'll find an inviting open-concept main floor, featuring rich hardwood flooring and a functional layout ideal for entertaining. Upstairs, the spacious primary bedroom boasts a walk-in closet and private 3-piece ensuite. Two additional well-sized bedrooms and a full main bathroom complete the upper level. The fully developed basement adds valuable living space along with smart, built-in storage solutions. Relax in your private back patio with peaceful green space views. Located within walking distance to schools, parks, scenic pathways, and public transit—with easy access to shopping, restaurants, and other amenities—this home offers unbeatable value in a family-friendly community. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*