



GRASSROOTS
REALTY GROUP

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111 Citadel Terrace NW
Calgary, Alberta

MLS # A2265168



\$469,000

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,468 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: Shelving in living room, half bath, coffee bar, storage room, main bath up, TV stands on each level

OPEN HOUSE SATURDAY, OCTOBER 25 FROM 2:00PM - 4:00PM. **Visit the multimedia link for a full video walk through** Welcome to this bright and inviting, air-conditioned 3 bed / 3 bath townhouse in the sought-after community of Citadel! Offering almost 1,800 sq. ft. of comfortable living space, this well-maintained home is perfect for families or anyone looking for a blend of functionality and comfort in a welcoming neighborhood. The main level features a spacious, open layout with large windows that fill the home with natural light. Enjoy a large dining area perfect for gatherings, a kitchen with ample counter space, stainless steel appliances, and a convenient coffee bar. The generous living room provides a cozy setting for relaxation and gas fireplace, while the large half bathroom adds extra convenience on the main level. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a well-sized ensuite bathroom. An additional three-piece bathroom serves the upper floor, offering plenty of room for the whole family. The finished basement adds even more living space with a comfortable recreation room, huge storage area, and laundry zone. This home also includes an attached single-car garage, offering both parking and extra storage. The complex is well-managed with a strong reserve fund, ensuring peace of mind for years to come. Recent updates include a new hot water tank, furnace, air conditioning, and new washer and dryer & all major updates completed for you! Located in the desirable community of Citadel, known for its parks, pathways, schools, and family-oriented atmosphere, this home combines comfort, convenience, and value in one exceptional package. Move-in ready and waiting for you & book your private showing today!

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