



GRASSROOTS
REALTY GROUP

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31 Citadel Estates Manor NW Calgary, Alberta

MLS # A2266464



\$499,500

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

This beautifully refreshed end-unit townhome in The Outlook of Citadel truly feels like its own house — with a double attached garage, full basement, and fenced private backyard offering exceptional space and value. Step inside to find fresh paint throughout and brand-new flooring, creating a bright and inviting atmosphere from the moment you enter. The open-concept main floor features a spacious living area filled with natural light, a well-appointed kitchen with an island and corner pantry, and a dining area that opens onto your private patio and west-facing yard — perfect for morning coffee or summer BBQs. Upstairs you'll find three generous bedrooms, including a large primary suite with a walk-in closet and private ensuite bath. The fully finished basement adds even more flexibility, with a comfortable family room, a den or home office, and a full bathroom — ideal for guests, hobbies, or movie nights. Enjoy the best of low-maintenance living with condo fees that cover snow removal, exterior maintenance, and more — giving you more time to enjoy life. Located in the highly desirable community of Citadel, residents appreciate its family-friendly atmosphere, parks, playgrounds, and pathways, as well as easy access to Stoney Trail, Country Hills Blvd, and Crowfoot Station. Shopping, restaurants, and schools are all nearby, and the community's central park, sports fields, and active community association make it a wonderful place for anyone — whether you're a professional, growing family, or looking to downsize without compromise. Move-in ready, freshly updated, and offering incredible value — this is the perfect place to call home.