



**402 Citadel Heights NW  
Calgary, Alberta**

**MLS # A2280237**

**\$559,000**



<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, Street Light		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 568
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Storage, Wired for Data		

**Inclusions:** TELUS ALARM SYSTEM STAYS (PHYSICAL COMPONENT ONLY), BOTH TV'S AND TV BRACKETS CAN STAY. THE SYSRACK BOX WILL STAY (EVERYTHING INSIDE THE BOX). WIRELESS ACCESS POINTS, CAMERA DOORBELL AND GARAGE CAMERA ARE STAYING.

Inspired by the brushstrokes of Paul Gaugain – this RENOVATED TOP-TO-BOTTOM, COLORFUL 2ST townhome is a MASTERPIECE! Facing a private tot playground, located in a cul-de-sac and backing SW into a professionally landscaped green space! Almost 2000 ft<sup>2</sup> of developed space, 3 Bedrooms up, 2.5 baths, single attached EXTRA LONG (22') drywalled garage, fully developed basement with media room and extra large laundry room (SXS W+D). Buyers will LOVE the LEGACY KITCHEN with KEY-LIME quartz countertops, breakfast bar, stainless appliance package, moroccan style mosaic tile backsplash -- all BRILLIANTLY contrasted against TAHITIAN SUNSET ORANGE accent walls.-- Large family room with remodelled modern gas fireplace (rebuilt and tiled wall) and several SW facing windows. SW facing deck in park-like setting. New hardwood flooring, newer spindles, newer carpet, luxury vinyl, redone modern fireplace, all new lighting and switches, CAT6 wiring throughout. 3 large bedrooms up, custom ensuite rain shower with tile and glass. All bathrooms have been updated. Other notable selling features: both mounted TV's can stay, doorbell camera and garage camera can stay. Flooring has been soundproofed. Extra Insulation has been blown into attic. All windows are triple-paned. ALL POLY-B HAS BEEN REMOVED FROM THIS UNIT. COME OUT AND SEE THIS VALUABLE MASTERPIECE before it sells- Open Houses this weekend (Feb 7th 1:30PM-3:30PM, Feb 8th 2PM-4PM). Don't forget to visit our 3D tour!