



GRASSROOTS
REALTY GROUP

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

603 Citadel Terrace NW
Calgary, Alberta

MLS # A2281330



\$455,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Fridge in the basement

Welcome to this bright 3-bedroom, 2.5-bathroom townhouse in the sought-after community of Citadel, offering nearly 1,800 sq. ft. of well-designed living space. Thoughtfully maintained and move-in ready, this home is ideal for families or anyone seeking comfort, functionality, and a welcoming neighbourhood. The main level features an open and inviting layout with large windows that flood the space with natural light. A spacious dining area is perfect for entertaining, while the kitchen offers ample counter space, stainless steel appliances, and a convenient coffee bar. The generous living room provides a cozy place to unwind with a gas fireplace, complemented by a large half bath for added convenience. Upstairs, the well-planned second level is designed with family living in mind. You'll find three spacious bedrooms, including a comfortable primary suite that easily accommodates a king-sized bed and features a well-sized ensuite bathroom. The two additional bedrooms are bright and versatile—ideal for children, guests, or a home office—and are served by a full 3-piece bathroom. This level offers excellent separation of living and sleeping spaces, providing both privacy and functionality for everyday living. The finished basement adds valuable additional living space with a comfortable recreation room, a large storage area, and a dedicated laundry zone. An attached single-car garage provides secure parking and extra storage. The well-managed complex features a strong reserve fund, offering long-term peace of mind. Recent upgrades include a new dishwasher (2025), updated Poly B plumbing (2023), and toilets replaced in 2023 and 2025—major improvements already completed for you. Located in the family-friendly community of Citadel, known for its parks, pathways, schools, and convenient amenities, this home delivers exceptional

value in a fantastic location. Move-in ready and waiting for you—book your private showing today.