



**507 Citadel Terrace NW
Calgary, Alberta**

MLS # A2283431



\$419,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,499 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		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a smart opportunity in Citadel. This affordable end unit townhouse is tucked into a quiet cul-de-sac and offers solid space, great light, and the chance to make it your own over time. With almost 1,500 sq ft of interior living space plus a full unfinished basement, this 3 bedroom, 2.5 bathroom home delivers a practical layout that works for everyday living. As an end unit, extra windows bring in more natural light throughout the home. The main floor features a generous living room with a cozy fireplace and direct access to the back deck, offering a simple outdoor space to enjoy during the warmer months. A convenient 2 piece bathroom and a spacious country style kitchen with oak cabinets, ample counter space, and a bayed dining nook complete the main level. The finishes reflect an earlier era in a functional and comfortable layout. Upstairs, the primary bedroom includes a walk in closet and a 4 piece ensuite, while two additional bedrooms and a full 4 piece bathroom complete the upper level. This setup works well for families, guests, or a home office, with flexibility to update cosmetically over time. The full unfinished basement is clean and open, ready for future development or additional storage. A single attached garage adds everyday convenience, especially in winter, while the cul-de-sac location provides a quieter feel with reduced traffic. This home is a great fit for buyers looking for an affordable entry into the Calgary market who are comfortable updating cosmetically over time while building equity in a well laid out end unit townhouse. Book your showing to explore the potential and make YOUR dreams a reality!