



**507 Citadel Heights NW  
Calgary, Alberta**

**MLS # A2284458**



**\$425,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 568
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Existing blinds

End-Unit Townhome in Quiet Citadel | Across from Park | Attached Garage. This well-maintained end-unit townhouse is located in a quiet Citadel townhouse complex, directly across from a park. The main level features a spacious kitchen with eating area, a bright living room with cozy gas fireplace, and access to a large rear deck and backyard, ideal for outdoor enjoyment. Upstairs offers a generous primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms and another full bathroom. The finished basement includes a large recreation room, separate laundry area, and ample storage. Enjoy the convenience of a 22-ft single attached garage that comfortably fits an SUV, along with plenty of visitor parking. Original kitchen and baths have been well maintained, offering a move-in ready home with plenty of potential. An excellent opportunity in a desirable NW community.