



**501 Citadel Terrace NW  
Calgary, Alberta**

**MLS # A2289022**



**\$465,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Few Trees, Garden, Landscaped, No Back Lane, No		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage		

**Inclusions:** N/A

SUNNY END UNIT awaits! This 2-storey, 3-bedroom townhome is an amazing find. Main floor with OAK HARDWOOD floors, new windows (2019) bring in in SOUTH and WEST sunlight. Lots of room for your dining table and entertaining. Kitchen is in the centre of the floorplan with oak cabinetry, newer sink, new oven(2025),dishwasher (2020), microwave(2019), lots of task lighting, room for stools at the counter. SPACIOUS living room with GAS FIREPLACE flanked on each side by lovely windows door to your sunny SOUTH deck, and no neighbours behind. 2-piece powder room, pantry, large closet completes the main floor. Upstairs are three generous-sized bedrooms. Primary is large enough for KING bed, 3-piece ENSUITE w/new shower (2019) and mountain VIEW. Second bedroom also large enough for KING bed! Third bedroom with laminate flooring could also be office or craft room. Fully FINISHED BASEMENT has LOADS of STORAGE, flex room, LAUNDRY w/SINK, and REC ROOM. PolyB has been FULLY REMOVED (2025)! HWT (2019). All this with a front ATTACHED GARAGE, extra parking on the DRIVEWAY, in a well run condo. Welcome to Citadel Terrace: a family and PET-friendly complex surrounded by greenspace with easy access to transit, schools and shopping.