



82 Citadel Point NW
Calgary, Alberta

MLS # A2289653



\$389,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

*** PRICED to SELL!!! *** BEST VALUE in NW *** OPEN HOUSE: SUN | March 1, 2026 | 2:00 PM - 4:00 PM *** Welcome to 82 Citadel Point NW — a BRIGHT, beautifully maintained END-UNIT townhome in the highly sought-after community of CITADEL, offering space, privacy, and unbeatable convenience in Northwest Calgary. Bathed in NATURAL SUNLIGHT from multiple windows, this inviting home provides a comfortable and private living environment with a thoughtfully designed layout that maximizes both light and bedroom separation. The main floor features a functional OPEN-CONCEPT design perfect for everyday living and entertaining. Enjoy a cozy living area, a spacious kitchen complete with island and NEWER APPLIANCES (washer, dryer & stove), a generous dining space that leads to a SUNNY BALCONY/DECK, and a convenient powder room. The abundance of windows — a benefit of being an end unit — fills the home with warmth throughout the day. Upstairs offers THREE GENEROUS BEDROOMS, including a spacious primary retreat with a 3-PIECE ENSUITE and WALK-IN CLOSET. A full 4-piece bathroom and an oversized linen closet provide exceptional storage and functionality for growing families. The WALKOUT BASEMENT adds incredible flexibility, featuring three large windows, plumbing rough-in for an additional bathroom, and partial finishing — ideal for extended family living or future development potential (subject to approvals). Step out to your PRIVATE PATIO and enjoy a peaceful residential setting with friendly neighbours and a strong sense of community. Additional highlights include a FRONT ATTACHED GARAGE plus DRIVEWAY PARKING for a second vehicle, NEW ROOF (2022), an air circulation system for added comfort, and nearby fire hydrants for additional peace of mind.

LOCATION truly sets this home apart. Bus stops are just steps away (approximately 100 meters), with convenient single-route access to both Crowfoot and Tuscany LRT stations for effortless commuting to downtown or across the city. Families will love the proximity to two playgrounds within a 5-minute walk, a Catholic school just minutes away on foot, and an elementary school only a short 5-minute drive. You're also close to THREE MAJOR SHOPPING CENTRES, parks, everyday amenities, Stoney Trail, and other major roadways. Whether you're a first-time buyer, growing family, or savvy investor, this home offers the perfect combination of LIGHT, SPACE, PRIVACY, and LONG-TERM VALUE in one of NW Calgary's most established and convenient communities.