



**119 Citadel Lane NW  
Calgary, Alberta**

**MLS # A2299775**



**\$550,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,348 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully updated 1,347 sq ft townhouse, offering the perfect blend of timeless charm and modern comfort—all tucked into a quiet, family-friendly neighborhood with top-rated schools. The picturesque classic brick exterior sets a warm and welcoming tone. Inside, the home unfolds into a thoughtfully updated space featuring a newer kitchen with high end appliances and eating nook with storage. Main floor is complete with engineered flooring, and large windows. Living room is spacious enough for den area office or a formal dining room. All bathrooms have been renovated to a polished standard. Open, fresh and modern design throughout this home. Upstairs, you’ll find 3 spacious bedrooms designed for comfort and privacy. The master suite offers a walk in closet with a large luxurious bath. Additional 2 bedrooms placed close to a 3rd full bathroom. Citadel is full of schools, walking paths, close to Ctrain and access to the mountains. Easy commute to university or the hospital. Step outside to your sunny south-facing patio, surrounded by blossoming mature trees—a private little retreat ideal for summer evenings and quiet moments. Additional highlights include a double car garage and a location that puts you close to all amenities, walking paths, and everyday conveniences. A home like this is rare on the market and can be enjoyed for years to come. This is more than a townhouse—it’s a place to settle in and grow.