



**126 Citadel Meadow Gardens NW  
Calgary, Alberta**

**MLS # A2299779**



**\$390,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Vacuum system and attachments, as is (seller has never used them)

Welcome to this well-maintained 2 Storey townhome—an ideal alternative to renting. Backing onto peaceful green-space, this home offers 3 bedrooms and 2.5 bathrooms, including a convenient cheater ensuite on the upper level. The main floor features a spacious kitchen with ample counter space and abundant cabinetry, seamlessly flowing into an open-concept living and dining area—perfect for both everyday living and entertaining. The fully finished basement adds valuable living space with a large recreation room, along with dedicated laundry and additional storage. Enjoy the comfort of an attached, insulated single garage, plus extra driveway parking. Ideally located close to schools, transit, Crowfoot Centre, and scenic walking paths, this property presents a fantastic opportunity for first-time buyers or investors alike.