



**107 Citadel Estates Manor NW  
Calgary, Alberta**

**MLS # A2299906**



**\$519,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Recessed Lighting, See Remarks, Stone Counters		

**Inclusions:** NA

OPEN HOUSE THIS SATURDAY APRIL 25 FROM 1-3 PM! Exceptionally rare opportunity to own an AIR-CONDITIONED END UNIT townhome with an OVERSIZED DOUBLE GARAGE (24X19). and a WALKOUT basement! This lovely property sits atop the ridge and offers UNOBSTRUCTED VIEWS of the park beyond. With a fully finished WALKOUT basement, the NATURAL LIGHT is simply spectacular on every level. Inside, you'll appreciate the solid hardwood floors, and the modern kitchen with stone counters. The spacious dining room has doors that lead to a full width walkout deck. The living room has custom built-ins + a gas fireplace and an abundance of windows. With over 2200 square feet of developed living space, this is a well laid-out design. Upstairs, the primary suite is well appointed with a walk-in closet and a 4 piece ensuite. A second large bedroom with a sitting area is on the opposite end, with UPPER LAUNDRY, and a 4 piece bath completing this level. The basement offers a large rec room with a cozy gas fireplace and sliding doors that lead to a back patio. A 3rd room and a 3 piece bath finish off the basement. The backyard is fenced with a green space and access to the park beyond. This is a well run complex with a reserve fund over \$800,000 as of February 2026. Pet-friendly complex, subject to Board approval. Any replacement of exterior windows or doors are the responsibility of the corporation. Replacement is slated for 2027 and 2028 according to the reserve fund. Condo fees are \$389.02/month. Available for immediate occupancy. This is by far the best location in the complex!