

**111 Citadel Point NW
Calgary, Alberta****MLS # A2222721****\$430,000**

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: 2 Shelves in Garage, Wall Mounted Desk in Yellow Bedroom

This home exudes "I love living here!" Welcome to this bright and functional 3-bedroom, 1.5-bathroom townhome in the heart of Citadel, complete with a single attached garage and a coastal-inspired vibe that instantly makes you feel at home. Step inside to discover newer vinyl plank flooring in a warm, welcoming brown tone that flows throughout the main floor. The updated white kitchen is a standout, offering smart storage solutions in every nook and cranny, a handy island, and a breakfast bar perfect for casual meals or entertaining. The dining area features a large window overlooking your private west-facing backyard, while the cozy living room is a functional space with direct access to the patio through sliding doors. The main level is complete with a convenient 2-piece bathroom, storage area, and direct access to your garage. Upstairs, the staircase is finished with vinyl plank, while the second level boasts newer laminate flooring and ample closet space throughout. The giant primary bedroom is flooded with morning light from its east-facing window and includes a spacious walk-in closet. A 4-piece bathroom serves the upper level, along with two generously sized bedrooms - ideal for children, guests, or a home office setup. The unfinished basement offers even more storage space and awaits your personal touch for future development. Laundry is also conveniently located in the basement. Outside, enjoy the private, backyard with a cozy patio. The sun drenched unit is finished with custom Hunter Douglas blinds. Whether you're a first-time buyer, downsizing, or growing your family, this lovingly maintained townhome offers the comfort, charm, and lifestyle you've been searching for. Walking distance to ravines, walking-paths, schools & convenience store - and easy access to grocers, restaurants & major transportation thoroughfares. You'll love Citadel, and

you’ll love this home - don’t miss out!