

## 4 Citadel Point NW Calgary, Alberta

MLS # A2228317



# \$429,990

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                                                  |               |                   |
| <b>Type:</b>     | Residential/Other                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.                                                             | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | -                                                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Str |               |                   |

|                    |                                     |                   |          |
|--------------------|-------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | \$ 408   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home     |                   |          |

**Inclusions:** NA

Welcome to this beautiful corner townhome, freshly painted and ready to move in two storey end unit in a prime citadel location! Backing onto Ravine/Green space with no neighbour behind, boasting awesome curb appeal and attached single garage right in front of your unit, this well-maintained home may well be what you have been seeking all along. Watch your kids walk to school, St. Brigid School is just around the corner. Featuring 3 good size bedrooms, with 2.5 baths, and an unfinished walkout basement with great potential for your future development. It has all the features of a single house with a smaller footprint. Move-in and never worry about the headaches of exterior maintenance of snow removal, and lawn care. Located in a family focused community, with pathways and playgrounds a brisk walk away, this home is bound to create lots of childhood memories for the kids. Call your favorite realtor before this gem gets sold!