

**227 Citadel Lane NW
Calgary, Alberta**

MLS # A2229072



\$544,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Beautifully Renovated End Unit Townhome in Citadel – Move-In Ready! Nestled on a quiet residential street in the desirable family-friendly community of Citadel in the Palisades, this beautifully renovated west rear-facing end unit townhome offers over 2,200 sq. ft. of developed living space and exceptional curb appeal. Thoughtfully updated in light contemporary tones with stylish feature wall accents, this home showcases numerous upgrades, including: • Fresh paint, new lighting, oak laminate flooring on all three levels, new carpet in all 3 bedrooms, updated baseboards, new rear door and window trim throughout, plus brand-new windows (except Basement and Door Windows) • A fully renovated kitchen with sleek cabinetry, granite countertops, and Samsung stainless steel appliances—including fridge, dishwasher, electric stove, and commercial-style hood fan • Updated bathrooms featuring new granite counters, modern vanities, toilets, and flooring • A fully developed basement with new oak laminate flooring • Professionally cleaned ductwork and furnace The functional, family-friendly layout features 3 bedrooms, 2.5 bathrooms, and a redesigned kitchen ideal for both daily living and entertaining. Enjoy a cozy family room with fireplace, a bright living room, a separate dining area, and a large basement flex space perfect for recreation, games, or a home office. The laundry area includes a new Samsung front-loading washer and dryer. Outside, you’ll find a private fenced yard, a spacious double detached garage, and a paved rear lane for easy access. Well-managed condo (replaced windows, includes lawn care (front and rear), and snow removal—offering low-maintenance living at its best). With quick access to Stoney Trail, schools, parks, shopping, dining, and transit, this move-in ready

gem is a must-see. Welcome home to style, space, and convenience—this one is worth a visit!