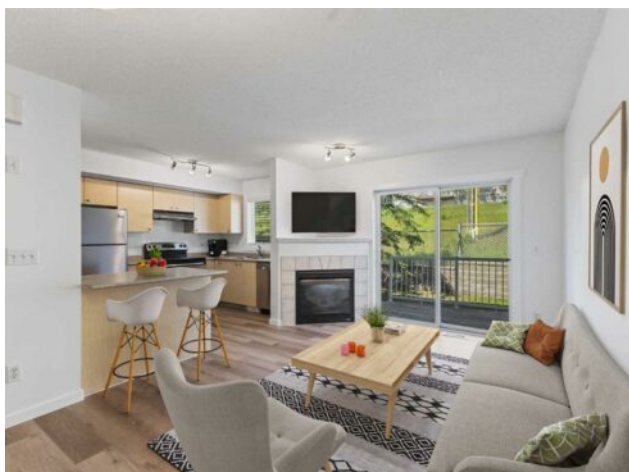


## 42 Citadel Meadow Gardens NW Calgary, Alberta

MLS # A2231403

# \$449,990



<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Single Ga		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	Finished, 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>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows		

**Inclusions:** None

This RARE 4-BEDROOM TOWNHOME with a West Backyard backing onto a GREEN BELT w/ walking path, can be your new home for your growing family or as investors, better cash flow! This freshly renovated home is ready for you: LUXURY VINYL PLANK throughout (no carpet &ndash; 2025), and new modern flat white baseboards and interior paint provides the blank canvas for you to start your new journey. Imagine family movie nights or watching your favourite sports/concerts in your OPEN LAYOUT living room, cozying up to your GAS FIREPLACE, while snacks are being readied in the kitchen w/ STAINLESS STEEL APPLIANCES including NEW DISHWASHER (2025). The convenient is central to almost everything you need within 10 mins: K-12 Schools (2-6 mins), Bus stop (6 min walk), superstore (8 mins) or more shopping, restaurants, MOVIE THEATRE, entertainment, doctor, dentists, COSTCO, and more at CROWFOOT CROSSING (9 mins). Bring the kids to a fun-filled afternoon of ACTIVE LIFESTYLE at YMCA Rocky Ridge: Swimming, Skating, Gym, and much more. With easy access to Stoney Tr, Crowchild Tr, and Sarcee Tr make this a very accessible hub to call home. What are you waiting for&hellip; come see it today!