

**78 Citadel Meadow Gardens NW
Calgary, Alberta**

MLS # A2243385



\$424,999

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Asphalt, Concrete
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 377
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: None

OPEN HOUSE, Saturday, 2:00pm-4:00pm Welcome to Citadel Pointe! This beautifully updated 2-storey townhome offers the perfect blend of comfort, style, and convenience—backing onto serene green space in the sought-after community of Citadel. Enjoy the practicality of a single attached garage with a full driveway, providing ample parking for you and your guests. Inside, you'll find an inviting open-concept main floor, featuring rich hardwood flooring and a functional layout ideal for entertaining. Upstairs, the spacious primary bedroom boasts a walk-in closet and private 3-piece ensuite. Two additional well-sized bedrooms and a full main bathroom complete the upper level. The fully developed basement adds valuable living space along with smart, built-in storage solutions and NEW HOT WATER TANK. Relax in your private back patio with peaceful green space views. Located within walking distance to schools, parks, scenic pathways, and public transit—with easy access to shopping, restaurants, and other amenities—this home offers unbeatable value in a family-friendly community. ***VIRTUAL TOUR AVAILABLE***