

# \$430,000 - 111 Citadel Point Nw, Calgary

MLS® #A2222721

**\$430,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft  
Residential on 0.00 Acres

Citadel, Calgary, Alberta

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. Youâ€™ll love Citadel, and youâ€™ll love this home - donâ€™t miss out!

Built in 2002

**Essential Information**

MLS® #	A2222721
Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,208
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	111 Citadel Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5L2

**Amenities**

Amenities	Parking, Party Room, Recreation Room, Trash, Visitor Parking
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	M-CG

### Listing Details

Listing Office	CIR Realty
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