

# \$449,900 - 161 Citadel Point Nw, Calgary

MLS® #A2202411

**\$449,900**

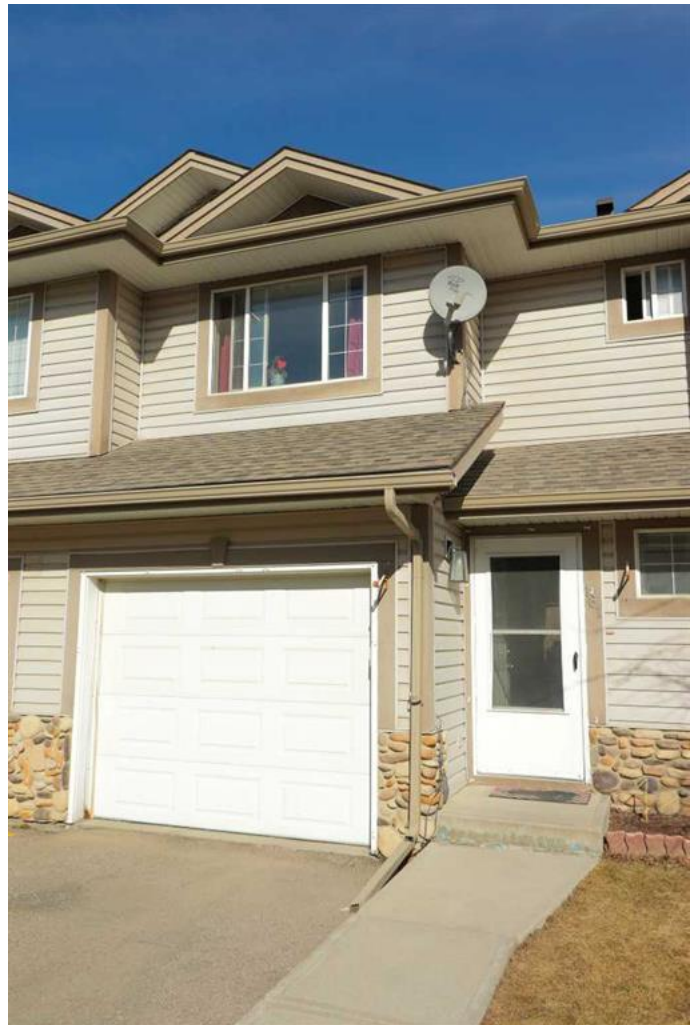
3 Bedroom, 3.00 Bathroom, 1,405 sqft  
Residential on 0.00 Acres

Citadel, Calgary, Alberta

**\*\*Open House Saturday and Sunday, March 22nd and 23rd, 12 - 3 PM, Come Join us for some Coffee and Snacks and tour this beautiful Home\*\*** Welcome to 161 Citadel Point NW, a beautifully maintained three-bedroom + den townhouse offering over 1,400 sq. ft. of developed living space, plus an unfinished basement full of potential. Tucked away at the back of the complex on a quiet street, this home backs onto lush green space, creating a peaceful and private setting.

Inside, the upper level is bright and spacious, featuring three generously sized bedrooms, all filled with natural light. The master suite is a true retreat, complete with French doors, a walk-in closet, and a private 4-piece ensuite. The additional two bedrooms are perfect for family members or guests, and a separate 4-piece bathroom ensures convenience for everyone. A versatile den on this level makes an ideal home office, nursery, or reading nook.

The main floor is designed for both comfort and function, featuring an open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're relaxing or entertaining, this space is warm and inviting. A convenient 2-piece powder room is also located on this level. The single attached garage offers ample storage and is spacious enough to fit both a car and a motorbike, with an additional assigned parking stall right in front of the unit.



The lower level is a blank slate, ready for future development to add even more living space. Currently used as a home gym, it also houses the laundry area and offers plenty of storage. This is a great opportunity for a new owner to customize the basement to their needs, whether as a recreation room, additional bedroom, or media space.

One of the standout features of this home is its prime location within Citadel, a well-established and family-friendly community. Schools, parks, playgrounds, walking and biking trails, and bus stops are all within walking distance, while Stoney Trail, shopping centers, and other local amenities are just minutes away by car. The complex is pet-friendly with board approval, and condo fees cover lawn maintenance, snow removal, reserve fund contributions, and insurance, ensuring stress-free living year-round.

This is one of the larger units in the complex, offering both space and functionality in a desirable neighborhood. The owner is willing to negotiate leaving behind certain gym equipment for the right price. Whether you're a first-time homebuyer, a small family, an investor, or someone looking to downsize, this townhouse is an excellent opportunity in one of Calgary's most sought-after communities.

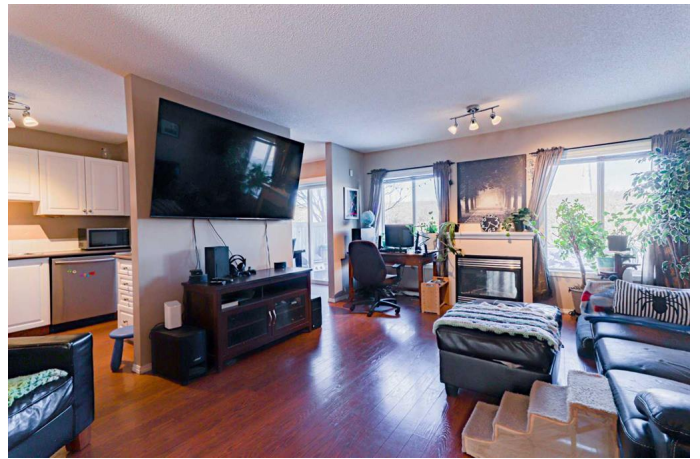
Don't miss out—schedule your private viewing today!

Built in 2002

### **Essential Information**

MLS® #	A2202411
Price	\$449,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active



### Community Information

Address	161 Citadel Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3g5l2

### Amenities

Amenities	Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached, Stall
# of Garages	1

### Interior

Interior Features	French Door, Kitchen Island, Laminate Counters, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	21
Zoning	M-CG

### **Listing Details**

Listing Office	Golden Keys Realty
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