

# \$489,000 - 64 Citadel Meadow Gardens Nw, Calgary

MLS® #A2231347

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

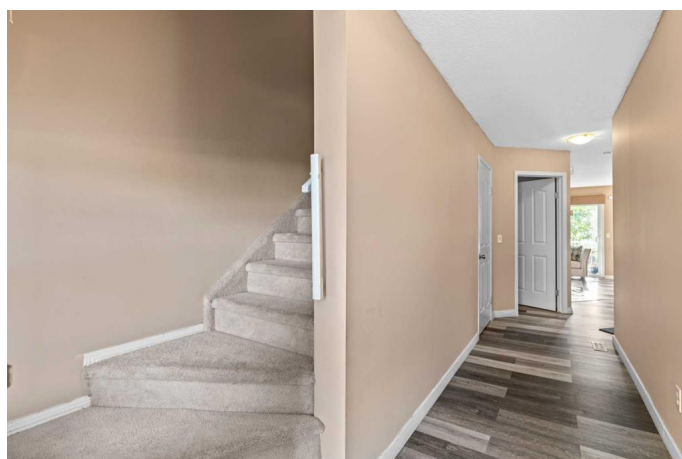
Finally, a well-priced, fully developed 2-story townhome with an attached garage is available for sale in the highly sought-after NW community of Citadel, renowned for its proximity to Crowfoot LRT, the University of Calgary, Stoney Trail, parks, trails, schools, and shops. Citadel Park Elementary is merely 3 minutes away, while the nearest high school is 2.5 kilometers distance. This wonderfully maintained residence, showcasing pride of ownership, boasts over 1,200 square feet of living space, plus an additional 500 square feet in the developed basement. The bright and open living and dining areas seamlessly transition to a sunny, private back deck and small yard, complemented by a raised kitchen island, new flooring on the main level, modern light fixtures, and a fresh coat of paint. The upper level features three spacious bedrooms and a large 4-piece bathroom with a cheater door from the master bedroom. The basement showcases a large, bright recreation room and laundry area, accompanied by a 2-piece bathroom, which can easily be upgraded to include a shower. This exceptional property is ready for a new family to move in before the school year commences.

Built in 2003

## Essential Information

MLS® #                   A2231347

Price                     \$489,000



Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,227
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	64 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5N4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	8
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Royal LePage Solutions
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