

311 Citadel Terrace NW  
Calgary, Alberta

MLS # A2230908



**\$529,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Citadel  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,489 sq.ft.   | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached   |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, LA |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 505   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows |                   |          |

**Inclusions:** none

Welcome to this beautifully updated 2-story end-unit townhouse nestled in the quiet and family-friendly community of Citadel. Offering over 1,700 sq.ft. of total living space, this home features 3 bedrooms, 2.5 bathrooms, a finished basement, and an attached single-car garage. Step inside to discover fresh new paint throughout and a bright, open-concept main floor. The kitchen boasts quartz countertops, a stylish stone backsplash, a breakfast bar, and newer stainless-steel appliances perfect for both everyday living and entertaining. Adjacent is a cozy dining area and a spacious living room complete with a gas fireplace set in a stunning decorative stone surround. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The additional two bedrooms are well appointed and share another full 4-piece bathroom. The fully finished basement offers a large rec room, convenient laundry area, and ample storage space ideal for growing families or those needing a flexible living area. Tucked away in a peaceful corner of the complex, this end unit provides added privacy and tranquility. Recent upgrades include the complete removal of Poly-B plumbing, giving you peace of mind for years to come. Located close to schools, parks, shopping, and transit, and with easy access to Country Hills Blvd and Stoney Trail, this move-in-ready home truly has it all. Call today for your private viewing.