

# \$450,000 - 12 Citadel Point Nw, Calgary

MLS® #A2198117

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,212 sqft  
Residential on 0.00 Acres

Citadel, Calgary, Alberta

Nestled in the sought-after community of Citadel, this stunning walkout townhouse backs onto a serene, tree-lined natural reserve, offering the perfect blend of privacy, nature, and modern living. Boasting over 1,500 sq. ft. of thoughtfully upgraded living space, this immaculate home is move-in ready and waiting for you to enjoy! The bright and inviting open floorplan features oversized windows that frame picturesque views of lush greenery. High-end laminate flooring flows seamlessly throughout, complementing the designer-influenced neutral palette. The well-appointed kitchen is a chef's delight, featuring a gleaming stainless-steel appliance package, sleek countertops, kitchen island, all illuminated by stylish upgraded lighting fixtures. The breakfast bar adds casual dining appeal, while the adjacent dining area provides a welcoming space while hosting guests for dinner, and the top-down blinds provide evening privacy. The spacious family room is the perfect retreat for gathering with friends, or simply unwinding with a good book after a long day. This additional living space offers flexibility for relaxation with easy access to the spacious balcony—your personal outdoor oasis—perfect for sipping your morning coffee while taking in the tranquil sounds of nature. A private 2-piece powder room completes the main level adding convenience for guests, ensuring both comfort and privacy. Retreat to the luxurious primary suite, where comfort meets sophistication. The



walk-in closet offers abundant storage, and the ensuite bath is designed for relaxation - all enhanced by modern, upgraded lighting. Two more generously sized bedrooms, use the cheater door to the ensuite and share a stylish full bath, making this home ideal for families, guests, or a dedicated home office setup. The fully finished walkout lower level extends your living space and is an ideal canvas for a media lounge, home gym, or play area. Whether you're watching the newest release or cheering on your favorite sports team, this space is designed for entertainment & enjoyment with easy access to the ground level patio to host summer BBQs. A convenient 3-piece bathroom adds to the functionality of this level. Living in Citadel means enjoying a vibrant, family-friendly community with tree-lined streets, scenic pathways, and exceptional amenities. This home is perfectly positioned just minutes from schools, shopping centers, parks, libraries, and scenic walking trails. Quick access to Stoney Trail and Crowfoot LRT station, ensuring effortless connectivity to the rest of Calgary. Upgraded lighting fixtures throughout, and a recent furnace and duct cleaning, every detail has been carefully attended to. This home has been meticulously maintained, ensuring peace of mind for its new owners. Park in the finished attached single garage or the additional outdoor parking stall that is just steps away from your front door!

Built in 2002

### **Essential Information**

MLS® #	A2198117
Price	\$450,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	12 Citadel Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5L2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Garage Door Opener, Single Garage Attached, Stall, Assigned, Garage Faces Front, See Remarks, Shared Driveway
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

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

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	9
Zoning	M-CG
HOA Fees	404
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.