

\$459,000 - 89 Citadel Estates Manor Nw, Calgary

MLS® #A2076648

\$459,000

3 Bedroom, 3.00 Bathroom, 1,221 sqft
Residential on 0.00 Acres

Citadel, Calgary, Alberta

*****Back on the market due to buyer's financing*****Discover a newly renovated walk-out townhome nestled in Citadel, a well-established community at the HEART OF CONVENIENCE, offering proximity to amenities, shops, services, schools, and recreational opportunities. This townhome is the perfect haven for families seeking the benefits of a standalone house without the concerns of lawn care and snow removal. It boasts easy access to major roads and highways, including Crowchild Trail, Sarcee Trail, Stoney Trail, and Deerfoot Trail/QE2 Highway. ***AS YOU ARRIVE, you'll appreciate the convenience of the generously sized single-attached garage with ample space for your vehicle, bikes, and storage needs. UPON ENTERING, the interior welcomes you with an abundance of natural light and brand-new luxurious vinyl plank flooring. THE KITCHEN, adorned with timeless white cabinets, offers generous storage space. Connecting seamlessly to the dining room and the balcony, the living area provides an expansive setting for hosting family and friends, ideal for gatherings and entertainment. This level is completed with the convenience of a well-placed powder room, enhancing the overall functionality of the space.***UPSTAIRS, you'll find three generously sized and well-lit bedrooms, including the primary suite with a private 3-piece ensuite.***The DEVELOPED WALK-OUT BASEMENT boasts by a spacious



recreation room, offering versatile space for various activities, from media and games to a home gym or hobby area.***Outside, THE BACKYARD, surrounded by mature trees and a privacy fence, features a sizable patio for BBQ and relaxation. ***This home is surrounded by parks, pathways, sports courts, schools, transit, and an array of conveniences.

Built in 2002

Essential Information

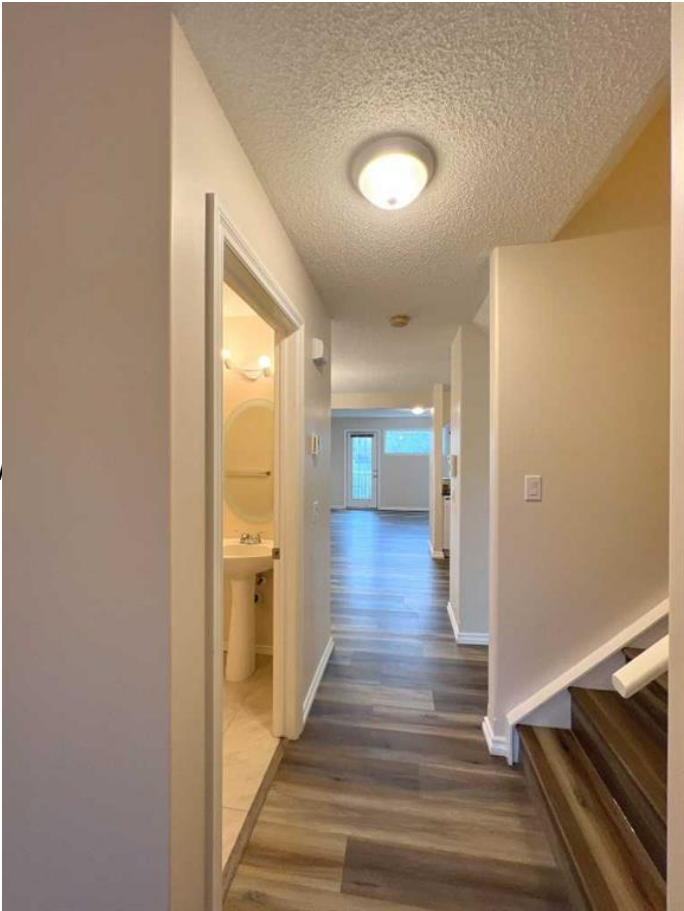
MLS® #	A2076648
Price	\$459,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	89 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M7

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached



Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2023
Date Sold	November 9th, 2023
Days on Market	71
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	WEXCEL
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