

\$499,900 - 5 Citadel Meadow Gardens Nw, Calgary

MLS® #A2145055

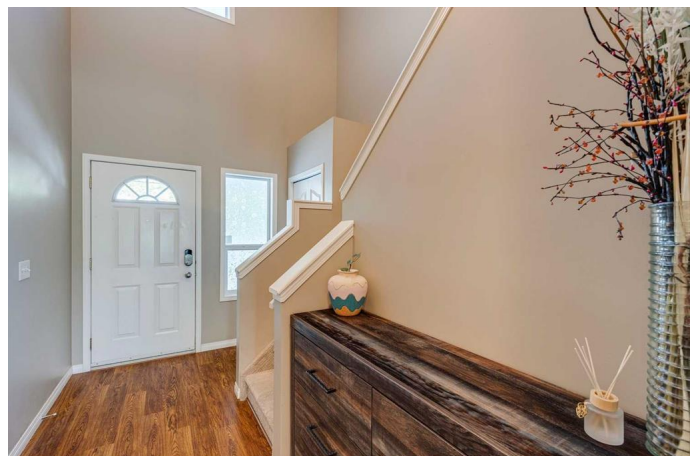
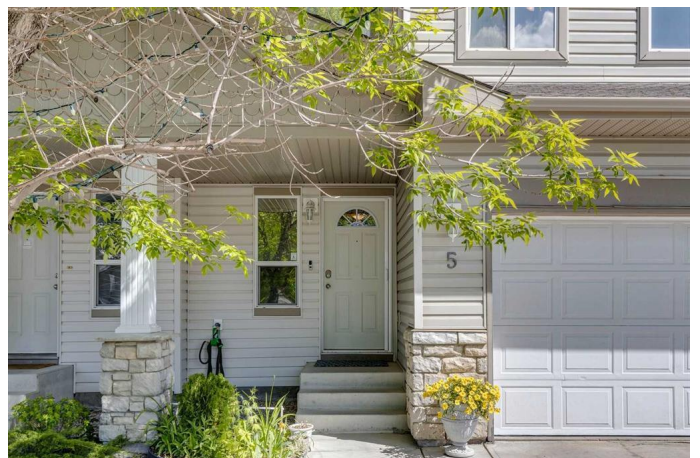
\$499,900

3 Bedroom, 4.00 Bathroom, 1,358 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

****3 bedroom + 3.5 bath CORNER/END unit w/ developed basement & attached double garage**** Located in the popular & established community of Citadel, this contemporary 3 bedroom + 3.5 bathroom townhome with LOW condo fees & over 1,935 sq ft of developed space is thoughtfully designed - showcasing a layout emphasizing great flow & functionality that is sure to impress. Stepping into the main floor (a true main floor, no need to climb an extra flight of stairs here), you are greeted by a hallway that provides added privacy before opening up to the majestic living room with a full 2 storey tall ceiling height & a cozy gas fireplace serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped with plenty of updated white shaker cabinetry, most newer stainless steel appliances, new built-in water filtration system & soap dispenser, beautiful herringbone tile, granite countertops, pantry closet, & generous amounts of prep space. Just a sliding patio door away, is the private deck surrounded by trees & a shared green space, while a half bath completes the main floor. As the perfect retreat, enjoy the luxuries of having 2 large bedrooms on the upper floor; the master suite easily fits a king size bed with plenty of room to spare while spoiling you with a 3 piece full ensuite bathroom & a walk-in closet. Another 4 piece full bathroom smartly finishes off this floor. Moving downstairs; the developed basement reveals a nicely balanced layout â€œ



a rec area perfect for movie night or your hobbies, another generous 3rd bedroom, a recently expanded 4 piece full bathroom (was a 3 pc bath previously), a dedicated laundry room, & ample storage spaces (a rare find in townhomes). Notable features include; durable laminate flooring throughout the main floor, brand new dryer, newer furnace & hot water tank, plenty of windows to admire the beautiful natural surroundings nearby, blinds for most windows already done & a double attached garage with a full driveway. Beyond the home, enjoy having visitor parking nearby & the convenience of being across from a walking path that leads you directly to Citadel Way Park. Additional green spaces & pathways along with plenty of amenities & shopping, schools, & transit are all a short distance away while access is quick to Stoney Tr, Country Hills Blvd, & the Rockies. With so much to offer inside & out, this lovely property would serve as the perfect home or investment opportunity, come view it today!

Built in 2003

Essential Information

MLS® #	A2145055
Price	\$499,900
Sold Price	\$508,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N6

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 9th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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