

\$474,900 - 7 Citadel Meadow Gardens Nw, Calgary

MLS® #A2165627

\$474,900

3 Bedroom, 2.00 Bathroom, 1,238 sqft
Residential on 0.00 Acres

Citadel, Calgary, Alberta

Smart Investor's or buyer's choice - Why rent when you can live here? Appointments for viewing this weekend are already being booked! This trendy 2-story townhome is ideally located in the established community of Citadel and close to the many amenities - Schools, Transit, Parks, Shopping, pathways, and FUN! This home has a single-car attached garage and a full concrete parking pad. The very spacious main floor includes beautiful laminate flooring, a stylish kitchen with upgraded tile kitchen backsplash, a raised eating bar and peninsula island with a stainless steel sink, classic white cabinets/doors & newer stainless steel appliances. A sizeable 10x8 wood deck off the dining room offers a BBQ and sitting area. **BONUS:** The primary bedroom layout features an ensuite bath door & his / her closets. This townhome has everything, including a functional yet stylish layout! Quick possession date available Call your friendly REALTOR(R) to book a viewing!

Built in 2003

Essential Information

| | |
|------------|-----------|
| MLS® # | A2165627 |
| Price | \$474,900 |
| Sold Price | \$468,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



7 CITADEL MEADOW GARDENS NW

RECA MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 537.77 Sq.Ft. / 49.96 m²
UPPER LEVEL (AG) - 700.05 Sq.Ft. / 65.03 m²
TOTAL ABOVE GRADE RMS SIZE - 1237.82 Sq.Ft. / 114.99 m²
UNDEVELOPED BASEMENT (BG) - 537.77 Sq.Ft. / 49.96 m²
TOTAL AG/BG AREA - 1775.59 Sq.Ft. / 164.95 m²



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,238 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|-----------------------------|
| Address | 7 Citadel Meadow Gardens Nw |
| Subdivision | Citadel |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5N6 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Snow Removal, Visitor Parking, Trash |
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| # of Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Lighting |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |

Construction Stone, Vinyl Siding, Wood Fr
Foundation Poured Concrete



Additional Information

Date Listed September 13th, 2024
Date Sold October 1st, 2024
Days on Market 18
Zoning M-C1 d75
HOA Fees 0.00

Listing Details

Listing Office Jayman Realty Inc.

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