

**82 Citadel Meadow Gardens NW
Calgary, Alberta**

MLS # A2200547



\$499,100

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	6.76 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 440

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

This stunning end-unit townhouse, located in the peaceful Citadel neighbourhood of Calgary, offers 4 bedrooms and 3.5 bathrooms, perfect for modern family living. The upper floor features 3 spacious bedrooms, including a primary suite with a walk-in closet and attached 4-piece bathroom. The fully finished basement includes 1 additional bedroom and a full bathroom, ideal for guests or extra living space. The home also boasts a double attached garage, a beautiful backyard deck with a green space, and a cozy fireplace in the living area. With a welcoming foyer and close proximity to parks, schools, shopping, and major routes, this property offers both comfort and convenience in a quiet, family-friendly community. Contact your favorite realtor today to schedule a private showing and make this beautiful townhouse your new home!