# \$469,000 - 111 Citadel Terrace Nw, Calgary

MLS® #A2265168

### \$469,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft Residential on 0.00 Acres

Citadel, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 25 FROM 2:00PM - 4:00PM. \*\*Visit the multimedia link for a full video walk through\*\* Welcome to this bright and inviting, air-conditioned 3 bed / 3 bath townhouse in the sought-after community of Citadel! Offering almost 1,800 sq. ft. of comfortable living space, this well-maintained home is perfect for families or anyone looking for a blend of functionality and comfort in a welcoming neighborhood.

The main level features a spacious, open layout with large windows that fill the home with natural light. Enjoy a large dining area perfect for gatherings, a kitchen with ample counter space, stainless steel appliances, and a convenient coffee bar. The generous living room provides a cozy setting for relaxation and gas fireplace, while the large half bathroom adds extra convenience on the main level.

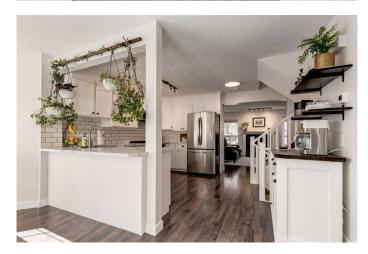
Upstairs, you'II find three spacious bedrooms, including a primary suite complete with a well-sized ensuite bathroom. An additional three-piece bathroom serves the upper floor, offering plenty of room for the whole family.

The finished basement adds even more living space with a comfortable recreation room, huge storage area, and laundry zone.

This home also includes an attached







single-car garage, offering both parking and extra storage. The complex is well-managed with a strong reserve fund, ensuring peace of mind for years to come.

Recent updates include a new hot water tank, furnace, air conditioning, and new washer and dryer â€" all major updates completed for you!

Located in the desirable community of Citadel, known for its parks, pathways, schools, and family-oriented atmosphere, this home combines comfort, convenience, and value in one exceptional package.

Move-in ready and waiting for you â€" book your private showing today!

Built in 1992

#### **Essential Information**

MLS® # A2265168 Price \$469,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,468
Acres 0.00
Year Built 1992

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 111 Citadel Terrace Nw

Subdivision Citadel
City Calgary
County Calgary

Province Alberta
Postal Code T3G 3X3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning M-C1 d75

## **Listing Details**

Listing Office Grassroots Realty Group

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