\$415,000 - 245 Citadel Point Nw, Calgary

MLS® #A2244314

\$415,000

3 Bedroom, 4.00 Bathroom, 1,270 sqft Residential on 0.00 Acres

Citadel, Calgary, Alberta

This is the home you've been waiting for! Located on a quiet street, this move in ready two storey townhome comes with over 1,700 square feet of developed living space and two assigned parking stalls right out front. Imagine waking up to beautiful sunrises and serene ravine views right from the balcony. Inside, you'll find a main floor featuring gorgeous laminate flooring. The spacious dining area and kitchen are equipped with a newer stainless steel appliance package, lots of cabinets, and a convenient pantry. Upstairs, there are three good sized bedrooms and two full bathrooms, including an ensuite. The primary suite also has a walk in closet. The walk out basement comes with a huge, bright recreation room that has a cozy fireplace, a three piece bathroom, and plenty of storage. This townhome's location is exceptional, offering the best of Calgary living: walk to schools, playgrounds, multiple parks, and scenic trails. Easy access to public transportation, Crowchild Trail, Deerfoot Trail and Stoney Trail make for seamless commutes. It is ideally located just a short distance up the hill from Crowfoot Crossing amenities and the C-Train station. Don't miss your chance to own this fantastic home that combines comfort, convenience, and a breathtaking natural setting.







Built in 2002

Essential Information

MLS® # A2244314 Price \$415,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths

Square Footage 1,270 Acres 0.00 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

1

Style 2 Storey
Status Active

Community Information

Address 245 Citadel Point Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G5L2

Amenities

Amenities Parking, Trash, Visitor Parking

Parking Spaces 2

Parking Assigned, Parking Pad

Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No

Neighbours Behind, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025

Days on Market 2

Zoning M-CG d44

Listing Details

Listing Office 2% Realty

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