

# \$499,100 - 82 Citadel Meadow Gardens Nw, Calgary

MLS® #A2200547

## \$499,100

3 Bedroom, 4.00 Bathroom, 1,569 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

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!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200547  |
| Price          | \$499,100 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,569     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2003          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 82 Citadel Meadow Gardens Nw |
| Subdivision | Citadel                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G5N6                       |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Parking                                    |
| Parking Spaces | 4                                          |
| Parking        | Additional Parking, Double Garage Attached |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                                                                     |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Gas Starter                                                                                         |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard                    |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 34              |
| Zoning         | M-C1            |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Beeline Realty |
|----------------|----------------|

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