55 CITADEL Point, Calgary T3G 5L2

MLS®#:	**A2179233**	Area:	**Citadel**	Listing Date:	**11/15/24**	List Price:	**$424,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
				DOM	**5**
Prop Type:	**Residential**				
Sub Type:	**Row/Townhouse**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**3 (3)**
Year Built:	**2002**	Abv Sqft:	**1,255**	Baths:	**2.5 (2 1)**
		Low Sqft:		Style:	**2 Storey**
Lot Information					
Lot Sz Ar:	**45,316 sqft**	Ttl Sqft:	**1,255**		
Lot Shape:				Parking	
				Ttl Park:	**2**
				Garage Sz:	

Access:
Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Concrete,Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Other**		**Carpet,Linoleum**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garburator,Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**15`10" x 14`2"**	**Kitchen**	**Main**	**9`2" x 8`8"**
Dining Room	**Main**	**14`2" x 10`6"**	**Foyer**	**Main**	**5`0" x 4`0"**
2pc Bathroom	**Main**	**4`7" x 4`4"**	**Bedroom - Primary**	**Upper**	**16`2" x 10`11"**
Walk-In Closet	**Upper**	**4`5" x 3`9"**	**3pc Ensuite bath**	**Upper**	**8`7" x 4`5"**
Bedroom	**Upper**	**11`11" x 7`10"**	**Bedroom**	**Upper**	**9`11" x 8`8"**
4pc Bathroom	**Upper**	**7`6" x 4`11"**	**Game Room**	**Basement**	**27`11" x 15`10"**
Bathroom – Roughed-in	**Basement**	**8`0" x 5`0"**	**Laundry**	**Basement**	**9`0" x 8`0"**

Condo Fee:	Title:	Zoning:
$391	**Fee Simple**	**M-CG**
	Fee Freq:	
	Monthly	

Legal Desc: **0211646**

Remarks

Pub Rmks: **Welcome to Citadel Pointe, a family friendly townhouse complex in a great location. Walking distance to schools, transportation, walking paths, and much more. This 3 bedroom, 3 bathroom unit has been newly updated with new paint and carpets throughout. Upon entry, a large living room welcomes you with an abundance of light and a cozy gas fireplace. The living room opens up to a dining area, perfect for hosting. A well equipped kitchen is just off of the dining area, complete with a breakfast bar, and a large island. Doors off of the kitchen lead out to a concrete patio and west facing backyard. Upstairs, the large primary bedroom creates bright and open feel and is complete with a large walk in closet and 3 piece ensuite. Two other good sized bedrooms, one with a jack and Jill 4 piece bathroom, complete the main floor. The basement boasts a laundry area and endless potential for development. This unit includes 2 assigned parking stalls right outside of the front porch. Enjoy the clubhouse within walking distance to the unit that includes a meeting area, great for hosting events. This complex is safe and secure and is in a great location, ideal for a family. Exceptional value!**

Inclusions: **Refrigerator, Dishwasher, Stove, Hood Fan, Garburator, Vacuflo plus attachments, Washer, Dryer**

Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123