

# \$449,990 - 42 Citadel Meadow Gardens Nw, Calgary

MLS® #A2231403

**\$449,990**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

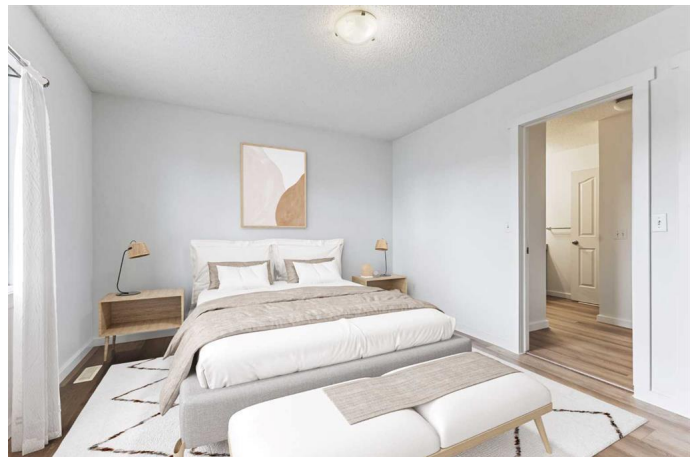
Residential on 0.00 Acres

Citadel, Calgary, Alberta

This RARE 4-BEDROOM TOWNHOME with a West Backyard backing onto a GREEN BELT w/ walking path, can be your new home for your growing family or as investors, better cash flow! This freshly renovated home is ready for you: LUXURY VINYL PLANK throughout (no carpet â€“ 2025), and new modern flat white baseboards and interior paint provides the blank canvas for you to start your new journey. Imagine family movie nights or watching your favourite sports/concerts in your OPEN LAYOUT living room, cozying up to your GAS FIREPLACE, while snacks are being readied in the kitchen w/ STAINLESS STEEL APPLIANCES including NEW DISHWASHER (2025). The convenient is central to almost everything you need within 10 mins: K-12 Schools (2-6 mins), Bus stop (6 min walk), superstore (8 mins) or more shopping, restaurants, MOVIE THEATRE, entertainment, doctor, dentists, COSTCO, and more at CROWFOOT CROSSING (9 mins). Bring the kids to a fun-filled afternoon of ACTIVE LIFESTYLE at YMCA Rocky Ridge: Swimming, Skating, Gym, and much more. With easy access to Stoney Tr, Crowchild Tr, and Sarcee Tr make this a very accessible hub to call home. What are you waiting for! come see it today!

Built in 2003

## Essential Information



MLS® #	A2231403
Price	\$449,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	42 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N6

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Parking Pad, Single Garage Attached, Garage Faces Front
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	72
Zoning	M-C1 d75

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.