

# \$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

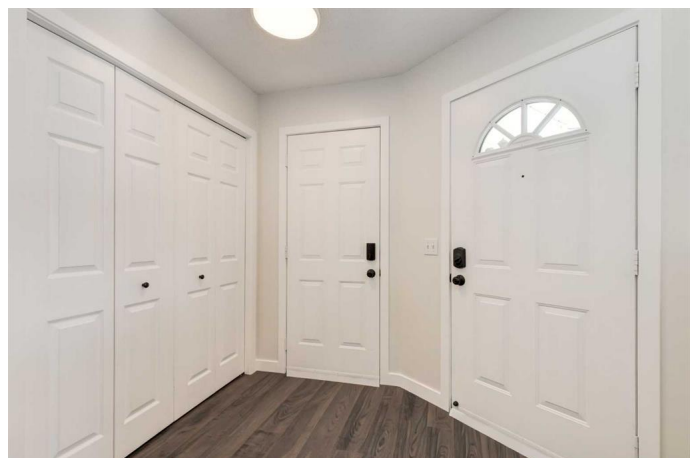
**\*\*Visit the multimedia link for a full video walk through\*\*** Welcome to this bright and inviting, air-conditioned 3 bed / 3 bath townhouse in the sought-after community of Citadel! Offering almost 1,800 sq. ft. of comfortable living space, this well-maintained home is perfect for families or anyone 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, youâ€™ll 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 – 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 – 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 | 8                  |
| Zoning         | M-C1 d75           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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