

**82 Citadel Point NW  
Calgary, Alberta**

**MLS # A2278765**

**\$399,900**



<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* OPEN HOUSE: SAT & SUN | Jan 31 & Feb 1, 2026 | 1:00 PM - 3:00 PM \*\*\* Welcome to 82 Citadel Point NW ideally located in the desirable community of Citadel. This spacious end-unit townhome offers abundant natural light throughout, front attached garage and a parking pad / driveway for 2nd car parking, walkout basement, and a friendly community with great neighbours. Main floor of this well-maintained home features an open-concept layout with cozy living, kitchen with new appliances (washer, dryer, and stove) & island, dining leading to a balcony/deck, and a powder room. Upstairs offers 3 generously sized bedrooms, including a primary bedroom with 3 pcs ensuite and walk-in closet, along with a 4 pcs washroom and very large linen closet providing excellent storage. The walkout basement leads to a private patio and partial finishing is ideal for an extended living space. Three large windows, plumbing rough-in for an additional bathroom are excellent features for a future two-bedroom suite (subject to approvals). Additional highlights include new roof in 2022, an air circulation system for added comfort, and two nearby fire hydrants to add extra peace of mind. The location is unbeatable — walking distance to schools and transit, close to 3 huge shopping centres, and offering quick access to Stoney Trail and other major roadways. An excellent opportunity for families, first-time buyers, or investors looking for space, light, and long-term value.