

# \$499,900 - 311 Citadel Terrace Nw, Calgary

MLS® #A2246426

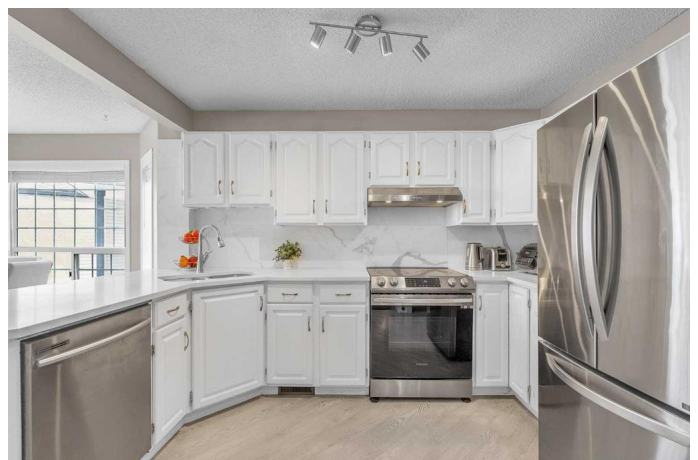
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully updated 2-story end-unit townhouse nestled in the quiet and family-friendly community of Citadel. Offering over 1,700 sq.ft. of total living space, this home features 3 bedrooms, 2.5 bathrooms, a finished basement, and an attached single-car garage. Step inside to discover fresh new paint throughout and a bright, open-concept main floor. The kitchen boasts quartz countertops, a stylish stone backsplash, a breakfast bar, and newer stainless-steel appliances perfect for both everyday living and entertaining. Adjacent is a cozy dining area and a spacious living room complete with a gas fireplace set in a stunning decorative stone surround. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The additional two bedrooms are well appointed and share another full 4-piece bathroom. The fully finished basement offers a large rec room, convenient laundry area, and ample storage space ideal for growing families or those needing a flexible living area. Tucked away in a peaceful corner of the complex, this end unit provides added privacy and tranquility. Recent upgrades include the complete removal of Poly-B plumbing, giving you peace of mind for years to come. Located close to schools, parks, shopping, and transit, and with easy access to Country Hills Blvd and Stoney Trail, this move-in-ready home truly has it all. Call today for your private viewing.



Built in 1992

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246426      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,489         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311 Citadel Terrace Nw |
| Subdivision | Citadel                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 3X3                |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Single Garage Attached                 |
| # of Garages   | 1                                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Courtyard                                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C1 d75         |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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