

\$405,000 - 245 Citadel Point Nw, Calgary

MLS® #A2244314

\$405,000

3 Bedroom, 4.00 Bathroom, 1,270 sqft

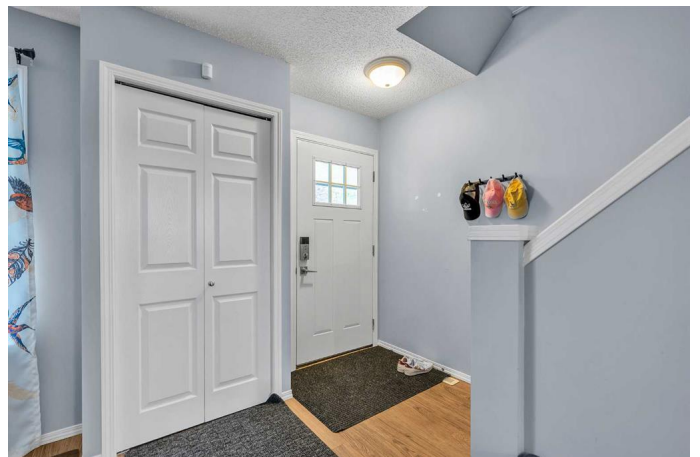
Residential on 0.00 Acres

Citadel, Calgary, Alberta

This is the home you've been waiting for! Located on a quiet street, this move in ready two storey townhome comes with over 1,700 square feet of developed living space and two assigned parking stalls right out front. Imagine waking up to beautiful sunrises and serene ravine views right from the balcony. Inside, you'll find a main floor featuring gorgeous laminate flooring. The spacious dining area and kitchen are equipped with a newer stainless steel appliance package, lots of cabinets, and a convenient pantry. Upstairs, there are three good sized bedrooms and two full bathrooms, including an ensuite. The primary suite also has a walk in closet. The walk out basement comes with a huge, bright recreation room that has a cozy fireplace, a three piece bathroom, and plenty of storage. This townhome's location is exceptional, offering the best of Calgary living: walk to schools, playgrounds, multiple parks, and scenic trails. Easy access to public transportation, Crowchild Trail, Deerfoot Trail and Stoney Trail make for seamless commutes. It is ideally located just a short distance up the hill from Crowfoot Crossing amenities and the C-Train station. Don't miss your chance to own this fantastic home that combines comfort, convenience, and a breathtaking natural setting.

Built in 2002

Essential Information



MLS® #	A2244314
Price	\$405,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	245 Citadel Point Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5L2

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	23
Zoning	M-CG d44

Listing Details

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

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.