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## 245 Citadel Point NW, Calgary, Alberta - \$405,000



Main Photo

### Property Description

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,



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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.

## REALTOR Referral

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REALTOR®

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*Courtesy Of: 2% Realty*



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