



\$ 349,000.00

## 13 CITADEL MEADOW GARDENS NW CALGARY

<https://paulbrinton.com>

Don't miss your opportunity to own this beautiful gem, located on a quiet street and directly across the street from pathways and forest. This end unit faces south so you can enjoy the sun all day long. Boasting over 1900sq of living space, double attached garage and finished basement. As...

- 4 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1153000

**Type:** Row/Townhouse

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Year built:** 2003

**Parking:** Concrete Driveway, Double Garage Attached

**Post Updated:** 2021-12-02 18:58:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Schools Nearby, Playground, Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Granite Counters, No Animal Home, No Smoking Home

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Flooring:** Carpet, Hardwood

**Fireplace Features:** Gas

**Exterior Features:** None

**District:** CAL Zone NW

**Inclusions:** N/A

**Lot Features:** Corner Lot

**Heating Type:** Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two



**Laundry features:** In Basement

**Zoning:** M-C1 d75

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 248.78

**Title Land:** Fee Simple

**Photo Count:** 31

**Rooms Above Grade:** 7

**Unit Exposure:** S

**Construction Materials:** Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 0.00M 0`0"

**Appliances:** Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1402.85

**Subdivision Name:** Citadel

**Structure Type:** Five Plus

**Restrictions:** Easement Registered On Title

