



\$ 308,000.00

## 24 CITADEL POINTE NW CALGARY

<https://paulbrinton.com>

Citadel Pointe offers one of the finest locations in the complex. This 2 storey, three bedroom, Walk Out Townhouse with a single garage that backs onto trees & Ravine is now available to purchase. ! Plenty of trees and balcony skyline views . The lower level patio has privacy walls on each...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155097

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-10-20 21:36:04

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 34660 sq ft

**Year built:** 2002

**Parking:** Single Garage Attached, Titled

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Laminate,Slate

**Community Features:** Playground

**Fencing:** None

**Cooling:** None

**Interior Features:** Bathroom Rough-in,Breakfast Bar,Kitchen Island

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Association Amenities:** Visitor Parking

**Exterior Features:** Lighting

**District:** CAL Zone NW

**Inclusions:** None

**Lot Features:** Irregular Lot,Views

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

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Lower Level

**Levels:** Two

**Zoning:** M-CG d44



**Transaction Type:** For Sale

**List Price Square Foot:** \$ 282.89

**Title Land:** Fee Simple

**Photo Count:** 20

**Rooms Above Grade:** 6

**Unit Exposure:** W

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

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer

**Living Area SF:** 1088.77

**Subdivision Name:** Citadel

**Structure Type:** Five Plus

**Lot Size Acres:** 0.80

**Restrictions:** Development  
Restriction,Easement Registered On Title,Pet  
Restrictions or Board approval Required

