42 Citadel Meadow Gardens NW
Calgary, Alberta

MLS # A2231403

$458,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,238 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Single Ga		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 377
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows

Inclusions: None

This RARE 4-BEDROOM TOWNHOME with a West Backyard backing onto a GREEN BELT w/ walking path, can be your new home for your growing family or as investors, better cash flow! This freshly renovated home is ready for you: LUXURY VINYL PLANK throughout (no carpet – 2025), and new modern flat white baseboards and interior paint provides the blank canvas for you to start your new journey. Imagine family movie nights or watching your favourite sports/concerts in your OPEN LAYOUT living room, cozying up to your GAS FIREPLACE, while snacks are being readied in the kitchen w/ STAINLESS STEEL APPLIANCES including NEW DISHWASHER (2025). The convenient is central to almost everything you need within 10 mins: K-12 Schools (2-6 mins), Bus stop (6 min walk), superstore (8 mins) or more shopping, restaurants, MOVIE THEATRE, entertainment, doctor, dentists, COSTCO, and more at CROWFOOT CROSSING (9 mins). Bring the kids to a fun-filled afternoon of ACTIVE LIFESTYLE at YMCA Rocky Ridge: Swimming, Skating, Gym, and much more. With easy access to Stoney Tr, Crowchild Tr, and Sarcee Tr make this a very accessible hub to call home. What are you waiting for… come see it today!