

# \$564,900 - 227 Citadel Lane Nw, Calgary

MLS® #A2229072

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

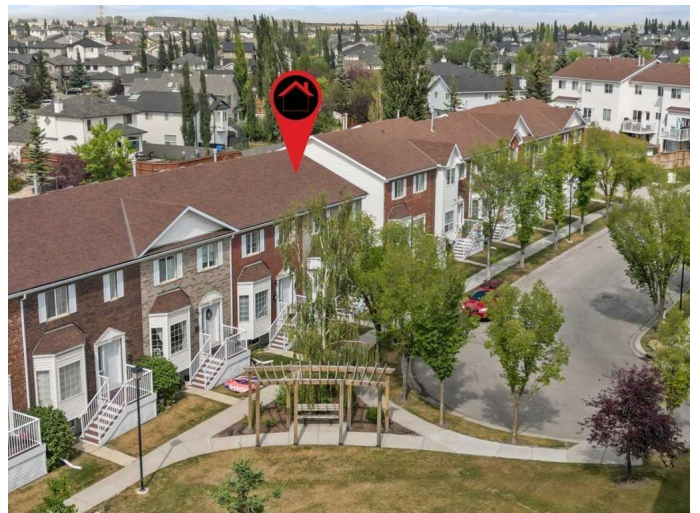
Beautifully Renovated End Unit Townhome in Citadel – Move-In Ready!

Nestled on a quiet residential street in the desirable family-friendly community of Citadel in the Palisades, this beautifully renovated west rear-facing end unit townhome offers over 2,200 sq. ft. of developed living space and exceptional curb appeal.

Thoughtfully updated in light contemporary tones with stylish feature wall accents, this home showcases numerous upgrades, including:

- Fresh paint, new lighting, oak laminate flooring on all three levels (excluding bedrooms), and updated baseboards
- New door and window trim throughout, plus brand-new windows (installation expected to complete mid-July)
- A fully renovated kitchen with sleek cabinetry, granite countertops, and Samsung stainless steel appliances including fridge, dishwasher, electric stove, and commercial-style hood fan
- Updated bathrooms featuring new granite counters, modern vanities, toilets, and flooring
- A fully developed basement with new oak laminate flooring
- Professionally cleaned and serviced ductwork and furnace

The functional, family-friendly layout features 3 bedrooms, 2.5 bathrooms, and a redesigned kitchen ideal for both daily living and entertaining. Enjoy a cozy family room with fireplace, a bright living room, a separate



dining area, and a large basement flex space perfect for recreation, games, or a home office. The laundry area includes a new Samsung front-loading washer and dryer. Outside, youâ€™ll find a private fenced yard, a spacious double detached garage, and a paved rear lane for easy access. This well-managed condo takes care of exterior maintenance including windows, lawn care (front and rear), and snow removalâ€”even in the back laneâ€”offering low-maintenance living at its best. With quick access to Stoney Trail, schools, parks, shopping, dining, and transit, this move-in ready gem is a must-see. Welcome home to style, space, and convenienceâ€”this one is worth a visit!

Built in 1995

### Essential Information

MLS® #	A2229072
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	227 Citadel Lane Nw
Subdivision	Citadel
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 4E1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, See Remarks
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	M-C1 d75

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.