



**GRASSROOTS**  
REALTY GROUP

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**253 Citadel Way NW**  
**Calgary, Alberta**

**MLS # A2218736**



**\$679,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Basketball hoop, Metal Pergola, Shed in yard

See 3D TOUR! EXPANSIVE CORNER LOT WITH PAVED BACK LANE! This beautifully maintained 3-bedroom, 2-bathroom home is tucked into the desirable community of Citadel and offers excellent value for families, first-time buyers, or investors. Thoughtfully refreshed with new paint throughout, the home features low-maintenance flooring, NO CARPETS HERE! The open-concept main level is filled with natural light and features vaulted ceilings, a spacious living area, and an updated kitchen with quartz countertops and newer stainless steel appliances. The primary bedroom includes its own private ensuite, while the two additional bedrooms are served by a second full bathroom. The lower level is partially finished and currently used as a recreation area, offering flexibility and future development potential for the next owner. Recent mechanical upgrades include a newer hot water tank replaced in 2019. The home sits on a desirable corner lot with a paved back lane, allowing for extra parking and privacy. Outside, the sunny backyard features a large deck, a basketball hoop, and an expansive side yard that is perfect for entertaining, kids at play, or simply enjoying the outdoors. Families will appreciate the close proximity to excellent schools, all within 3 kilometers: St Brigid Catholic School (Kindergarten to Grade 9) a short walk away, Citadel Park School (Kindergarten to Grade 5), Arbour Lake School (Grades 6 to 9), and Robert Thirsk High School (Grades 10 to 12). Shopping and transit are also incredibly convenient, with Crowfoot Crossing, Costco, Walmart, Superstore, and Beacon Hill Centre just minutes away. Crowfoot LRT and quick access to Stoney Trail make commuting easy and efficient. This is a wonderful opportunity to own a move-in-ready home in one of Northwest Calgary's most established and family-friendly

communities. Schedule your private showing today!