



**GRASSROOTS**  
REALTY GROUP

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**74 Citadel Acres Close NW**  
**Calgary, Alberta**

**MLS # A2228420**



**\$618,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<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>	Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this inviting and well-maintained home located on a quiet street in the desirable community of Citadel NW. This well-maintained home with second owner features engineered hardwood flooring throughout the main level, a cozy living room with gas fireplace and built-in shelving, and a functional kitchen with ample cabinetry, generous counter space, and an eating bar. The adjacent dining area opens onto a covered upper deck with a gas line—perfect for summer BBQs. Upstairs offers 3 spacious bedrooms, including a primary suite with his-and-hers closets and a 4-piece ensuite. The WALKOUT basement is bright with large windows and awaits your finishing touch. Enjoy the fully fenced backyard and OVERSIZED DOUBLE GARAGE. Citadel is known for its central park, recreational facilities, and proximity to schools (K–9 public and Catholic). One of Calgary’s safest and most family-friendly neighbourhoods—don’t miss this fantastic opportunity!