



GRASSROOTS
REALTY GROUP

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39 Citadel Crest Heath NW
Calgary, Alberta

MLS # A2236130



\$798,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed in the backyard

Located in the heart of Citadel at the end of a peaceful cul-de-sac, this generously sized home sits on an expansive pie-shaped lot backing directly onto open green space and sports fields—an ideal setting for families who value space and privacy. With nearly 3,000 sq.ft. of developed space, this home offers a functional layout with multiple living areas including a front flex room, large kitchen with island seating, and a bright dining nook overlooking the backyard. The walkout basement is fully developed with a rec room, fitness area, games space, and wet bar—ready to host family and friends. While some interior updates may be considered, the home presents a fantastic opportunity to personalize and add value. Conveniently close to schools, shopping, and commuter routes, this property combines size, location, and long-term potential in one of NW Calgary's most family-friendly communities.