



**GRASSROOTS**  
REALTY GROUP

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**16 Citadel Ridge Place NW**  
**Calgary, Alberta**

**MLS # A2239735**



**\$665,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Level		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Main floor Living room sofa set , coffee table

**\*\*OPEN HOUSE July 19, Sat, 2 Pm - 4 pm & July 22, Tue, 4 pm - 6 pm\*\*** Nestled on a quiet cul-de-sac, this charming two-story residence offers the ideal blend of comfort, functionality, and location. Step inside to discover a thoughtfully designed floor plan featuring a spacious oak kitchen with a walk-in pantry, plenty of cabinetry, and a convenient breakfast bar—perfect for busy mornings or casual family meals. Upstairs, you’ll love the expansive bonus room with its vaulted ceiling and cozy corner fireplace, creating a warm and inviting space for relaxation or movie nights. The upper level also offers three generous bedrooms and the convenience of a laundry room, making daily routines a breeze. Enjoy easy access to Stoney Trail for convenient commuting around the city. Located close to excellent schools, parks, and all the amenities you need. Immaculate and Move-in Ready! Freshly painted and beautifully maintained, this home shows true pride of ownership. Recent updates include a new roof, fence, and garage insulation. A must-see! Don’t miss this opportunity to own a beautiful home in the sought-after community of Citadel!