



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

119 Citadel Estates Manor NW
Calgary, Alberta

MLS # A2241356



\$434,900

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome home to this meticulously maintained townhouse in one of the well managed Condo complexes in Citadel, which offers a functional floor plan with a good size kitchen, dining area and a great room, as well as a laundry room on the main floor. The upper floor offers two good size master bedrooms and each with a 4-piece en-suite bathroom, the walk out basement offers a huge recreation room, a 3-piece bathroom with steam shower, and a good size storage. The Outlook in West Citadel is Bare Land Condo which offers good size units, spare and spacious common areas like visitor's parking, good size driveways, green space,.....! Walk to ST.BRIGID school (KG-9) as well as minutes to Citadel Park elementary school, shopping center, public transportation,.....! You will be glad to see this one.