



GRASSROOTS
REALTY GROUP

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**263 Citadel Meadow Grove NW
Calgary, Alberta**

MLS # A2246810

\$629,900



Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 263 Citadel Meadow Grove NW – a fantastic single-family home with a double attached garage, located in the heart of the quiet and established community of Citadel. This property offers 3 bedrooms upstairs and a fully developed basement, all for under \$630K – plus a \$5,000 buyer credit to upgrade the carpet or appliances of your choice! Step inside to a bright open-concept layout featuring a spacious family room with a fireplace, a cozy dining area, and a functional kitchen with a raised-up island can be used as a bar or breakfast seating area – perfect for daily living and entertaining. The large backyard provides plenty of space for gardening, outdoor fun, or future landscaping ideas. Upstairs, you’ll find two generously sized bedrooms, a primary bedroom with ensuite, and an additional full bathroom with a soaker tub. The finished basement adds even more value – ideal for a home gym, recreation area, or guest suite – complete with another 4-piece bathroom featuring a walk-in shower. Citadel is a desirable NW Calgary community, known for its peaceful streets, parks, and schools. This home is ideally located just 8 minutes to Costco and Beacon Hill Shopping Centre, and 9 minutes to Crowfoot Crossing, with over 300 shops and services. Quick access to Stoney Trail and Country Hills Blvd makes commuting easy. This is a must-see home – affordable, functional, and ready for your personal touch!