



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252090**



**\$599,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

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 \$600,000. 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. Well priced home that needs some TLC to suit your taste.