

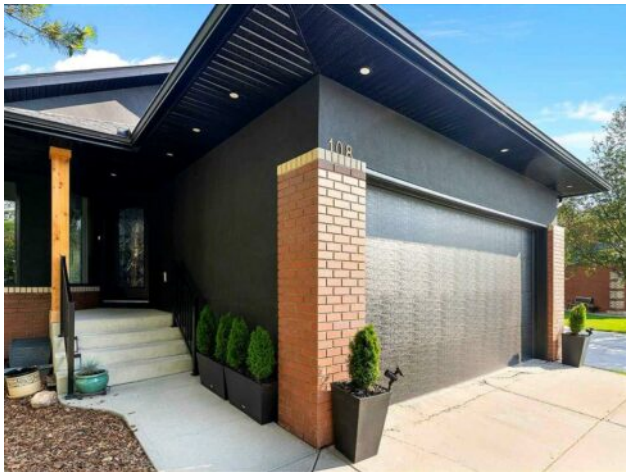


GRASSROOTS
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108 Citadel Park NW
Calgary, Alberta

MLS # A2253856



\$849,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Over		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Over		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Phenomenally located on one of the most desirable streets in Citadel Park Estates, this beautifully rebuilt home backs directly onto Citadel Park and offers a rare combination of high-end renovation, incredible outdoor access, and flexible living options. With a legal walk-up entrance, a full second kitchen, and separate laundry, the lower level functions as an illegal suite—ideal for rental income, multi-generational families, or extended guest stays. Stripped to the studs and reimagined with premium finishes throughout, this home features vaulted ceilings, sunny skylights, and central air conditioning, creating a bright and inviting atmosphere. The main level offers elegant separation between spaces while maintaining a cohesive flow. The front living and dining areas are defined yet open in feel, offering a stylish fireplace, oversized windows, and elegant finishes that set the tone for the entire home. The kitchen, tucked around the corner for a bit of privacy, showcases designer details including stone countertops, a striking full-height backsplash, high-end appliances, white cabinetry, a large central island with bar seating, and a charming breakfast nook overlooking the backyard and park. Patio doors open to the upper deck, making indoor-outdoor living seamless. The primary bedroom is a true retreat, complete with vaulted ceilings, a generous walk-in closet, and a spa-like ensuite with an oversized shower and heated towel rack. Two additional bedrooms and a fully updated four-piece bathroom complete the main floor. Separate laundry on this level adds practical convenience. The fully finished walkout basement continues the same high-quality design and includes a full kitchen, a spacious living room with a cozy fireplace, two large bedrooms, a beautifully renovated bathroom, and its own laundry area. Large windows and a private entrance make it feel bright,

open, and self-contained—ideal for an illegal suite or extended family. The backyard offers two tiers of outdoor living, including a raised BBQ deck and a lower-level walkout patio that opens directly to Citadel Park. While the yard is modest in size, it’s incredibly functional and thoughtfully landscaped with a gate for direct park access, giving children or pets instant entry to green space, playgrounds, and courts—all just steps from home. Additional highlights include an EV charging station in the garage, water softener, rough-ins for security cameras, and upgraded lighting throughout. Located close to schools, transit, shopping, and the Citadel Community Centre, this home blends modern style, thoughtful design, and one of the most scenic locations in the northwest.