



GRASSROOTS
REALTY GROUP

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366 Citadel Drive NW
Calgary, Alberta

MLS # A2256186



\$645,000

Division:	Citadel		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,188 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	See Remarks
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Workbenches in the detached garage are negotiable

Beautifully Updated 3-Level Split with Two Garages in Citadel Located in the family-friendly community of Citadel, this well-maintained 3-level split has been thoughtfully updated and offers 3 bedrooms and 2 full 4-piece bathrooms, including a private ensuite for the primary suite. Recent upgrades include 30-year Corning shingles on the house (2017) and detached garage (2023), newer vinyl plank flooring, plush grey carpet, updated lighting, and freshly painted white cabinetry, stair rails, trim, and door headers. The vaulted ceiling enhances the open layout and brings in abundant natural light through large windows, including a striking angled kitchen window. The kitchen showcases painted cabinetry, newer stainless-steel appliances, new centre island, vaulted ceilings and an abundance of natural light. Flowing from the kitchen into the fully fenced, sunny backyard enjoy two composite decks, a fire pit and beautiful perennial gardens (strawberries, raspberries, blueberries, and rhubarb). Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms offer cushioned window seats and share a full 4-piece bath. The lower level features a cozy family room with a gas fireplace, soaring ceiling, and a conveniently located laundry room. Central air conditioning ensures year-round comfort. A true highlight of this property is the rare two-garage setup: a double attached garage plus an oversized 16' x 22' insulated and heated single detached garage—ideal for year-round projects, extra storage, or a workshop. This home is within walking distance to parks and St. Brigid School (K–9) and offers easy access to Country Hills Blvd., Sarcee Trail, Stoney Trail, Nose Hill Dr., and Crowchild Trail. Nearby amenities include the YMCA, movie theatre, major shopping, and dining. A beautifully updated home with two

garages in a sought-after community—don’t miss your chance!