



GRASSROOTS
REALTY GROUP

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

220 Citadel Park NW
Calgary, Alberta

MLS # A2260688



\$789,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,515 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Overs		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Lower Area, Refrigerator, Electric Stove, Dishwasher, Microwave Hoodfan,

Welcome to this exceptional walkout bungalow located in the highly sought-after community of Citadel Park. Boasting over 1,500 square feet on the main level, this beautifully maintained home offers great curb appeal with a classic brick front and a fully finished interior that's perfect for families or multi-generational living. The bright and open main floor features new hardwood flooring, a spacious kitchen , a large island, breakfast bar, walk-in pantry, dining area, living room, while a versatile flex room offers space for a home office or den. The primary bedroom is complete with a walk-in closet and a 4-piece ensuite, and a second bedroom and full main bath complete the level. The fully developed walkout basement, with its own private entrance, provides the feel of a self-contained suite—ideal for extended family or an illegal suite—with a second kitchen, large recreation room with a gas fireplace, two additional bedrooms, storage, and utility space. Additional highlights include Gemstone LED lights along the front of the house , in-floor heating, central air conditioning, all windows replaced, a large deck, and a heated, insulated, and drywalled double attached garage. Situated close to schools, shopping, transit, and all amenities, this home is move-in ready and offers an outstanding opportunity in a prime location. Please look in supplements for upgrades in the past 4 years. Book your private viewing today.