



GRASSROOTS
REALTY GROUP

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109 Citadel Estates Manor NW
Calgary, Alberta

MLS # A2264505



\$450,000

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

Welcome to this beautifully maintained 2-storey townhome with a fully finished walkout basement, located in the desirable community of Citadel. This home offers a bright and open main floor featuring an updated kitchen, a spacious dining area, and a cozy great room with a gas fireplace that leads to a private balcony overlooking green space. Upstairs, you'll find two generous primary bedrooms, each with its own full ensuite, one of which includes convenient in-suite laundry. The walkout basement adds extra living space with a large family room, a storage room with roughed-in plumbing, and a built-in Murphy bed, perfect for guests. Additional features include a single attached garage, visitor parking just across the street, and numerous upgrades throughout, including a newer furnace, hot water tank, laminate flooring, kitchen cabinetry, and light fixtures. Ideally located close to shopping, schools, parks, walking paths, and public transit, this home is move-in ready—book your private showing today!