



GRASSROOTS
REALTY GROUP

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238 Citadel Hills Circle NW
Calgary, Alberta

MLS # A2265419



\$674,500

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Welcome to 238 Citadel Hills Circle NW — a beautifully maintained bungalow in the heart of Citadel! This charming detached home offers over 1,225 sq.ft. (RMS) of thoughtfully designed living space with vaulted ceilings and numerous upgrades throughout. New Asphalt Shingles updated in 2023. The inviting main floor features large, updated windows (2022) with new blinds that fill the home with natural light. The spacious living area centers around a cozy fireplace (cleaned Oct 2025), perfect for relaxing evenings. The kitchen includes a newer stove (approx. 3 years old) and overlooks the dining and living spaces — ideal for entertaining. The primary bedroom offers a private retreat complete with a Jacuzzi tub in the bathroom. Downstairs, the fully finished walkout basement is wired for a surround-sound wall speaker system by the wet bar, and a second fireplace adds warmth and comfort. The upgraded walkout patio door provides easy access to the yard — ready for your outdoor gatherings or future hot tub setup, as the home is already wired for a hot tub and outdoor speakers. Located on a quiet street close to parks, schools, and transit, this home combines comfort, convenience, and peace of mind. Don't miss your chance to own this exceptional bungalow in one of NW Calgary's most desirable communities!