



GRASSROOTS
REALTY GROUP

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77 Citadel Ridge Green NW
Calgary, Alberta

MLS # A2266438



\$700,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No Neigh		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this solid two-storey, 1950 sq ft home located in the highly sought-after community of Citadel. Nestled on a quiet street backing onto a beautiful park with a playground, this property offers an inviting family atmosphere in one of Calgary's most desirable neighbourhoods. This spacious four-bedroom home includes a large bonus room over the garage—perfect for a family entertainment area or kids' playroom. The oversized, spotless garage provides plenty of room for vehicles and storage. The main living areas feature charming views of the park from the kitchen and living room, while the large covered back deck is ideal for relaxing or hosting gatherings outdoors. The home also boasts a spacious basement complete with a large bedroom and a convenient 3-piece 'cheater' ensuite, offering fantastic flexibility for guests or extended family. With just a fresh coat of paint, this property will feel brand new. Ideally situated near excellent schools, shopping, parks, and walking trails, it combines space, location, and value. Priced to sell—book your showing today and discover the comfort and lifestyle that Citadel living has to offer.