

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

## 151 Citadel Park NW Calgary, Alberta

MLS # A2266956



\$749,900

Division:	Citadel			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,186 sq.ft.	Age:	1993 (32 yrs old)	
Beds:	4	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.11 Acre			
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Rectar			

Forced Air, Natural Gas	Water:	-
Carpet, Ceramic Tile, Hardwood	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
Vinyl Siding, Wood Frame	Zoning:	R-CG
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Hardwood  Asphalt Shingle  Full  Vinyl Siding, Wood Frame	Carpet, Ceramic Tile, Hardwood  Asphalt Shingle  Full  Vinyl Siding, Wood Frame  Sewer:  Condo Fee:  LLD:  Zoning:

**Closet Organizers** 

Inclusions: NONE

Features:

AWESOME LOCATION IN THE ESTATE AREA OF CITADEL AND IN THE SOUGHT AFTER COMMUNITY OF CITADEL, BACKING ON TO THE PARK AND GREEN SPACE, IN MINT CONDITION WITH IMPRESSIVE HIGH VAULTED TILES FRONT ENTRY, BRIGHT OPEN CONCEPT AND LOADS OF UPGRADES, MOST OF THE WINDOWS ARE NEW [EXCEPT THREE] WITH TRIPLE PANE GLASS, NEWER GARAGE DOOR AND EXTERIOR DOORS. RENOVATED KITCHEN ISLAND AND 2 BATHS, NEWER BLIND AND PAINT AND HARDWOOD FLOORING AND THE LIST GOES ON. CLOSE TO BUS, SCHOOL, SHOPPING AND ALL MAJOR ROUTES. VERY EASY TO SHOW, SHOWS EXCELLENT, A MUST TO SEE.