



GRASSROOTS
REALTY GROUP

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968 Citadel Drive NW
Calgary, Alberta

MLS # A2267514



\$600,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Dryer, Dishwasher, Electric Stove , Garage Controls, Garburator, Range Hood, Refrigerator, Washer, Water softener, Window coverings

This beautifully maintained 4-bedroom, 3-bathroom bungalow offers comfort, space, and convenience for both young families and those looking to downsize without compromise. The brick exterior provides timeless curb appeal, and the home is walking distance to the elementary school and bus stop. Recent updates include a modernized kitchen and new main-floor flooring, creating a bright, inviting living space. Step outside through French doors onto a large west-facing deck built from low-maintenance materials—perfect for relaxing or entertaining. Inside, the main level features an open-concept living and dining area with a vaulted ceiling, a spacious kitchen, and two bedrooms. The primary suite offers a large walk-in closet with a washer and Dryer and a 3-piece ensuite. The fully finished lower level includes a large family room with a fireplace, two more bedrooms, and a full bathroom with a corner jetted tub—ideal for guests or older children. This home combines modern updates, functional layout, and low-maintenance living in a quiet, family-friendly neighborhood.