



GRASSROOTS
REALTY GROUP

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21 Citadel Drive NW
Calgary, Alberta

MLS # A2269038



\$609,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Opportunity knocks! This solid walkout bungalow with double attached garage in family friendly Citadel awaits a new owner that can make this home their very own. The open concept main floor plan features vaulted ceilings, large living room and dining room as well as a bright and sunny kitchen with breakfast nook. Just through the kitchen is access to your sunny south facing balcony. Originally designed as a three bedroom home, one of the main floor bedrooms has been temporarily converted into a main floor laundry room. This could easily be reconverted into a bedroom. The main floor is complete with a 3 piece main bathroom plus a large primary bedroom featuring a 4 piece ensuite bath. Downstairs you will find a large family room with gas fireplace and a supporting 3 piece bathroom. The remaining space is undeveloped and offers significant potential for added bedroom, theatre room etc. Contact your agent today to view! Quick possession available.