



GRASSROOTS
REALTY GROUP

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

30 Citadel Estates Manor NW Calgary, Alberta

MLS # A2271370



\$439,900

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Driveway, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Interior Lot, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to this newly renovated three-bedroom condo in the highly sought-after community of Citadel. Tucked away in a quiet cul-de-sac within a well-managed townhouse complex, this home offers exceptional comfort and convenience. Enjoy the practicality of a single attached garage, a full-size driveway, and your own private fenced yard. Inside, you'll find brand-new flooring throughout, including luxury vinyl plank on the main level that pairs beautifully with the warm maple cabinetry. The spacious kitchen shines with all-new stainless steel appliances, quartz countertops, and a stylish subway tile backsplash. A raised island bar makes entertaining easy, while the generous walk-in pantry provides excellent storage. The open-concept main floor features a large living area with built-in cabinetry and a dining space that leads directly to the backyard through patio doors. A convenient powder room completes the main level. Upstairs, you'll find new carpet throughout, three well-sized bedrooms, and a fully renovated bathroom. The expansive primary bedroom includes its own walk-in closet, and all bedrooms are equipped with blackout blinds for added comfort. The full, undeveloped basement awaits your personal touch—perfect for future expansion or storage. Citadel is a vibrant, family-friendly community offering plenty of walking paths, parks, schools, and easy access to nearby amenities. Commuting is a breeze with quick routes to downtown Calgary, the International Airport, and the stunning Canadian Rockies. Don't miss this opportunity to move into a beautifully updated home without the new-build price tag. Contact your favourite Realtor for a private tour today!