



GRASSROOTS
REALTY GROUP

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

19 Citadel Estates Manor NW Calgary, Alberta

MLS # A2273190



\$417,000

Division:	Citadel		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Not often does a 3 bed Townhouse come on the market in this desirable complex. This house has a bright and open main floor that contains a kitchen with amazing counter and cabinet space, a good sized dining room and large family room that opens up to your own private and fully fenced in yard. Upstairs you will find 3 good sized bedrooms and 1 full bath. The basement is undeveloped but is roughed in for future full bath. Don't miss your opportunity on this well cared for unit. Call and book your showing today before its to late.