



**GRASSROOTS**  
REALTY GROUP

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

**155 Citadel Drive NW**  
**Calgary, Alberta**

**MLS # A2274364**



**\$540,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

Welcome to this inviting Citadel home featuring a BRIGHT WALKOUT BASEMENT, a DOUBLE GARAGE, and the comfort of CENTRAL AIR CONDITIONING—perfect for year-round living. Offering more than 1500 sq. ft. of thoughtfully designed space, the main floor opens with a welcoming foyer flowing into the living room finished with beautiful MAIN FLOOR HARDWOODS, while the bright kitchen and dining area and a breakfast bar featuring CERAMIC TILE FLOORS and are filled with natural light. Crisp white cabinetry and stainless steel appliances including a HIGH-END GAS RANGE create a clean modern feel, centered around the cozy living area fireplace ideal for family gatherings and relaxed evenings. Upstairs, the spacious primary bedroom offers a peaceful escape complete with a sparkling ensuite featuring a glass shower and soaker tub—perfect for unwinding under the stars. Two additional bedrooms provide comfortable space for family or guests. The DEVELOPED WALKOUT BASEMENT offers versatility for a studio, office, gym or media room with direct access to the yard. Fire up the BBQ on the upper deck as the kids play below on the low-maintenance synthetic lawn and enjoy your above ground vegetable garden. All of this is located close to parks, pathways, schools and multiple shopping options—an ideal blend of convenience and community. Water tank, furnace & A/C all new in 2023, shingles are 10 years old and the condo board is replacing all windows and the patio door in spring 2026.