



**GRASSROOTS**  
REALTY GROUP

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

**173 citidel hills Circle NW**  
**Calgary, Alberta**

**MLS # A2279112**



**\$629,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** none

Opportunities like this are rarely available in Calgary. This move-in ready, well-maintained bungalow features a legal walk-out basement suite with a full kitchen, offering an excellent setup for investment income or multi-generational living. The property offers excellent rental potential, with the upper level renting for approximately \$2,000 per month and the legal basement suite for approximately \$1,500 per month, making it a strong cash-flow option in a high-demand rental market. Inside, the home features a spacious and functional layout, complemented by a maintenance-free southwest-facing backyard for low-maintenance living. Added convenience includes separate laundry, with Samsung washer and dryer on both the main floor and lower level. Located on a quiet street and just 1.2 km from elementary schools, the home provides convenient access to major roads and highways. Close to parks, Superstore, restaurants, transit, Crowfoot Centre, YMCA, Crowfoot LRT, Safeway, and more. Whether you're a growing family or an investor seeking legal rental income, this property delivers strong value. A walk-out bungalow with a legal suite and double garage in Calgary is truly hard to find. Book your private showing today — this one won't last.