



**21 Citadel Crest Circle NW  
Calgary, Alberta**

**MLS # A2303315**



**\$614,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, Many Trees, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Desk in basement, Tool bench in garage

Great 3 bedroom Bilevel located on quiet street in desirable Citadel! This home is located on a well treed, fenced and landscaped lot. Nice sized living-dining room combination and has a gas fireplace and vaulted ceilings. Nice sized kitchen has a large eating area and a glass door leading to the deck that has a natural gas line for the BBQ. 3 good sized bedrooms with the master having an ensuite bath with jetted tub and separate shower. Fully developed lower level is bright and has 9 foot ceilings, a games/family area with gas fireplace, a den, 4 piece bathroom and a large laundry/storage room. Double attached garage with a workbench. Nice sized and private backyard has lots of room for the kids to play. Close to schools, parks and shopping.