



**120 Citadel Close NW  
Calgary, Alberta**

**MLS # A2145332**



**\$699,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, No Neighbours Behind,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Welcome home to this bright and spacious two Storey home which offers a functional floor plan! The main floor offers living room & dining room combination, a good size kitchen, a cozy family room with fireplace. The open staircase leads you upstairs which offers a large master bedroom with 4 piece bathroom and walk-in closet, 2 other good size bedrooms and a full bathroom. The fully finished basement offers 2 bedrooms, a bathroom and a recreation room. This well maintained family home is within walking distance to Citadel Park Elementary school, bus stop and a quick minutes to Beacon Hill Shopping. An excellent family home for a growing family.