



**163 Citadel Park NW
Calgary, Alberta**

MLS # A2146182



\$674,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Pantry		

Inclusions: N/A

Welcome to Citadel Park Estates, a highly sought after community in North West Calgary. This ONE OWNER home offers 1,879 Square feet of living space with loads of natural light. You have a fenced, private back yard that backs on to a green space. This is a Jayman built home with 3 bedrooms, 3bathrooms. Main floor has a 3 sided fireplace, upstairs is spacious bonus room for use as an office or exercise area. Over the years updates to the home include Air conditioning furnace, hot water heater, fridge, stove, washer and dryer. Basement is an open canvas ready for you to develop,. Master suite boasts a huge Walkin closet and an inviting four piece ensuite for relaxing after a hard day at home or at the office. This lovely home is close to all amenities. Very private area street with little to no traffic. Backs on to a park for added privacy and safe access to children's playground. Come and make your family's memories here.