



**62 Citadel Gardens NW  
Calgary, Alberta**

**MLS # A2149962**



**\$720,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	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>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** N/A

Recent Upgrades: Paint (2023), Carpet (2022), Brand New Bathroom (2022), Professionally Landscaped Backyard (2016), Renovated New Kitchen (2014) & Siding & Shingles (2014) | Gleaming Hardwood and Tile Flooring on Main | Beautifully Appointed Kitchen has Granite Countertops, Central Island and Dark Wood Full-Heights Cabinetry | 16" x 11" Ceiling in Living Room Introduce Tons of Natural Lighting | Sunny South Facing Backyard | Walk to Citadel Park School | 3-way Gas Fireplace. The master bedroom with his and her closets. Two additional good-sized bedrooms. A loft that is perfect for a home office setup. The fully developed basement includes a spacious rec room, ideal for a home theatre or gym. A sunny south-facing backyard with professional landscaping and a patio, perfect for outdoor enjoyment! Walk to Citadel Park School, near playgrounds, Superstore, and many other amenities! Easy access to Country Hills Blvd and Sarcee Trail. This fantastic home is move-in ready.