



**206 Citadel Meadow Grove NW
Calgary, Alberta**

MLS # A2158756



\$675,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,535 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, Electric, Fireplace(s), Floor Furnace, Forced Air, Hot Water, Water, Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Cristal lights from the ceiling , BBQ and the set of table and chair at the back yard, hood fan

Price reduced recently to \$675,000 . Your dream home awaits in Citadel Meadow Grove. Perfect for families- Friends or Retirees. This charming 2-storey home is nestled in the heart of Citadel Meadow Grove , a family- friendly , , and neighborhood known for its excellent schools, parks, and amenities. With its spacious layout and thoughtful design, this property is ideal for both growing families and retirees seeking a peaceful retreat . Upgraded almost: all of the windows , fences, 2 storm doors . Moreover, front door is very strong to protect the fire come with multiple locks; the back door both designed by a famous windows and doors in Calgary, Furnace hot water tanks, refrigerator, and garage door , recently changed ; the hard wood floor from the kitchen to the hall way entrance has also changed 2 years ago. Only a few minutes walking to the Citadel Park Elementary School, the playground , and the daycare too. The roof is still good , the roof has been changed since 2012. Buyers feel free to check with any license company roofing in the city of Calgary after their offer has accepted by seller. Good Luck to all of realtors who are representing for all of the buyers . Thanks for your showings .