



GRASSROOTS
REALTY GROUP

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**40 Citadel Pass Crescent NW
Calgary, Alberta**

MLS # A2202309



\$668,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,217 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Boiler, Fireplace(s), Natural Gas | Water: | Public |
| Floors: | Carpet | Sewer: | Unknown |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Shingle Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s) | | |

Inclusions: The furniture can be included.

Welcome to your home with Walkout in the Community of Citadel! The opportunity to design and chose the colour of your choice for flooring and paint. This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of the Calgary's safest and easy accessed neighbourhoods of NW Calgary. This lovely home features inviting living spaces, with 2 bedrooms upstairs complemented by a 4-piece bathroom and a convenient 4-piece ensuite off the primary bedroom on the Main floor. Downstairs, you'll find an additional one bedroom and den and storage room with another 3-piece bathroom. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning with Natural Light from the windows. The MAIN FLOOR INCLUDING BEDROOMS, BATHROOMS, LAUNDRY and KITCHEN. Main floor carpet can be renewed by your choice of colour. The roof is redone in 2023 and the heating system totally renewed in 2024. The finished Walkout basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space or easy turned to a legal secondary suit. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage which you can park your oversized or entertaining vehicle in front. This Location is easy access to Stony Trail and just a short drive away to parks, schools and shopping centre. Enjoy this family-friendly atmosphere, witch perfectly complements your lifestyle. Don't miss this exceptional opportunity to make Citadel your new home. Enjoy This Detached Bilevel Sunny, South Facing back yard with Vaulted Ceiling and Walkout Basement, Great home to live or invest.

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