

**170 Citadel Gardens NW**  
**Calgary, Alberta**

**MLS # A2292485**



**\$648,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,291 sq.ft.           | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central, 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>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | RCG |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |     |

**Inclusions:** N/A

Great opportunity for first time home buyers and investors!!! 5 bedrooms and 3 full bathrooms with total living space at 2355 sft. Fully developed walkout basement give the home owners a high potential to rent out and help with their mortgage. This beautiful bi-level property located in a quiet cul-de-sac with playground and school in walking distance, and also, medical facilities, recreation, transportation and commercial area nearby. This spacious home features vaulted ceilings, large windows, open concept in living and dining area. Kitchen is bright and very spacious with patio door leading to deck. Very large master bedroom with full ensuite and walk-in closet. Second bedroom has washer and dryer for upstairs convenience, which may easily be taken out to convert back into a bedroom. Third bedroom and another full bathroom complete this level. Completely separate walk-out basement comes with washer and dryer, one large bedroom and second bedroom along with fully renovated 3 piece bathroom, full kitchen with new stainless steel fridge, and full length large windows gives plenty of light and makes this feel like main level living. Double attached garage with shelving. Right side of the master bedroom window will be sold "as is"(bottom glass wood frame cracked caused linkage cannot hold the window completely close position). Don't miss the chance to have a showing on this property!!!!!!