GRASSROOTS REALTY GROUP

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402 Citadel Heights NW
Calgary, Alberta

MLS # A2280237

$519,000

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,489 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, Street Ligh		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 568
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Storage, Wired for Data		

Inclusions: TELUS ALARM SYSTEM STAYS (PHYSICAL COMPONENT ONLY), BOTH TV'S AND TV BRACKETS CAN STAY. THE SYSRACK BOX WILL STAY (EVERYTHING INSIDE THE BOX). WIRELESS ACCESS POINTS, CAMERA DOORBELL AND GARAGE CAMERA ARE STAYING.

*** $30,000 PRICE REDUCTION *** Inspired by the brushstrokes of Paul Gaugain – this RENOVATED TOP-TO-BOTTOM, COLORFUL 2ST townhome is a MASTERPIECE! Facing a private tot playground, located in a cul-de sac and backing SW into a professionally landscaped green space! Almost 2000 ft2 of developed space, 3 Bedrooms up, 2.5 baths, single attached EXTRA LONG (22') drywalled garage, fully developed basement with media room and extra large laundry room (SXS W+D) . Buyers will LOVE the LEGACY KITCHEN with KEY-LIME quartz countertops, breakfast bar, stainless appliance package, moroccan style mosaic tile backsplash -- all BRILLIANTLY contrasted against TAHITIAN SUNSET ORANGE accent walls.-- Large family room with remodelled modern gas fireplace (rebuilt and tiled wall) and several SW facing windows. SW facing deck in park-like setting. Hardwood flooring, redone spindles, carpet in pristine condition, luxury vinyl, redone modern fireplace, all newer lighting and switches, CAT6 wiring throughout. 3 large bedrooms up, custom ensuite rain shower with tile and glass. All bathrooms have been updated. Other notable selling features: both mounted TV’s can stay, doorbell camera and garage camera can stay. Flooring has been soundproofed. Extra Insulation has been blown into attic. All windows are triple-paned. ALL POLY-B HAS BEEN REMOVED FROM THIS UNIT. COME OUT AND SEE THIS VALUABLE MASTERPIECE before it sells- Don’t forget to visit our 3D tour!

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