



**442 Citadel Drive NW
Calgary, Alberta**

MLS # A2319207



\$689,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

OPEN HOUSE, SUNDAY, 14 JUNE 1:00 PM till 3:00PM. Nestled beside a large park with a sunny south-facing backyard, this beautifully maintained Citadel home offers comfort, style, and convenience. The bright open-concept main floor features a modern kitchen with quartz countertops, soft-close cabinetry, and French doors leading to the patio. Upstairs, you'll find a spacious bonus room with a cozy gas fireplace, a primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bath. Thoughtfully updated throughout with modern finishes, upgraded flooring, lighting, and refreshed bathrooms, this move-in-ready home is perfect for families. Ideally located within walking distance to public and Catholic schools, with a bus stop just steps away, it combines everyday practicality with a welcoming neighbourhood setting.