



GRASSROOTS
REALTY GROUP

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87 Citadel Peak Circle NW
Calgary, Alberta

MLS # A2322767



\$569,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: None

Bright and well-maintained 2-storey home offering 1,512 sq. ft. of living space with 3 bedrooms, 2.5 bathrooms, and a double attached garage. A spacious front entry with a large closet welcomes you into the bright, open-concept main floor. The generous living room features a warm gas fireplace, while the adjoining dining area offers sliding patio doors leading to a sunny deck and a large, well-treed backyard. The kitchen is equipped with stainless steel appliances, ample cabinet and counter space, and a convenient corner pantry. Completing the main floor are a powder room, laundry area, and direct access to the double attached garage. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms. The basement is partially finished and includes a large bedroom, offering additional living space and future development potential. Conveniently located within walking distance of both Citadel Park School (K–6) and St. Brigid School (K–9), this home also offers easy access to Beacon Hill, Crowfoot, and Royal Oak shopping center, as well as Stoney Trail for a quick commute throughout the city and convenient access to the mountains.