



**GRASSROOTS**

REALTY GROUP

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**77 Citadel Gardens NW  
Calgary, Alberta**

**MLS # A2326310**



**\$649,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,819 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window coverings

Welcome to 77 Citadel Gardens NW, a beautifully maintained 1,800 sq. ft. two-storey home offering 3 bedrooms, a double attached garage, and a fully finished basement. Recent updates include fresh interior paint and brand-new PEX plumbing, with the Poly-B plumbing professionally removed for added peace of mind. Nestled on a quiet street in the highly sought-after community of Citadel, this home is conveniently located close to schools, parks, shopping, and all major amenities. Step inside to a bright and inviting foyer that opens to a spacious formal living room with an impressive open-to-above ceiling, creating a grand first impression. The main floor also features a separate formal dining room, a functional kitchen with a breakfast nook, and a comfortable family room. Patio doors lead to a raised rear deck overlooking a private, treed backyard with the added bonus of RV parking. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a 4-piece ensuite. A second full bathroom and a versatile loft area provide the perfect space for a home office, reading nook, or study area. The fully finished basement offers a large recreation/media room, ample storage space, and endless possibilities for family living and entertaining. This move-in-ready home combines thoughtful updates, functional living space, and an exceptional location—making it a fantastic opportunity in one of NW Calgary's most desirable communities.