



**GRASSROOTS**  
REALTY GROUP

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**642 Citadel Drive NW**  
**Calgary, Alberta**

**MLS # A2328595**



**\$645,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                              |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 1,649 sq.ft.                                         | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Street Lighting         |               |                   |

|                    |                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None                                                                                       |                   |      |

Welcome to this beautifully renovated and move-in-ready two-storey home in the highly sought-after community of Citadel, offering nearly 2,500 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, and a fully finished basement. Designed for comfortable family living, the bright and spacious main floor features both a formal living room and a separate family room with a cozy gas fireplace, providing multiple spaces for relaxing and entertaining. Large windows throughout the home fill the formal living room, family room, dining area, breakfast nook, and bedrooms with abundant natural light, creating a warm, bright, and inviting atmosphere. The spacious kitchen is the heart of the home, complete with a centre island, walk-in pantry, ample cabinetry, and a sunny breakfast nook overlooking the fully landscaped backyard. Recent upgrades include fresh paint throughout, brand-new carpet, modern LED pot lights, and stylish contemporary finishes, making this home truly move-in ready. Upstairs, you'll find a generous primary suite with a walk-in closet and a private ensuite featuring a soaker tub and separate shower, along with two additional spacious bedrooms and a full bathroom. The fully finished basement offers exceptional additional living space with a large recreation room, a fourth bedroom, a full bathroom, and plenty of storage—ideal for guests, teenagers, or multi-generational living. Step outside to enjoy the fully fenced and landscaped backyard with a spacious deck, perfect for summer BBQs and entertaining family and friends. Ideally located within walking distance to a Calgary Public Elementary School, Citadel Community Hall, parks, playgrounds, and a bus stop conveniently located right in front of the home. Enjoy quick access to Stoney Trail, Sarcee Trail, and Highway 1, while being just minutes from Costco, Real Canadian Superstore, Home

Depot, Canadian Tire, Dollarama, Tim Hortons, restaurants, and a wide variety of shopping and everyday amenities. This beautifully updated home offers the perfect combination of space, comfort, style, and an unbeatable family-friendly location. Don't miss this exceptional opportunity to own a wonderful home in one of Northwest Calgary's most desirable communities. Book your private showing today!