



GRASSROOTS
REALTY GROUP

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151 Citadel Close NW
Calgary, Alberta

MLS # A2330320



\$718,888

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Basement: Fridge & Hood Fan. All Furniture Negotiable.

FULLY FINISHED WALKOUT | BACKING ONTO A PARK AND GREENSPACE | QUIET CUL-DE-SAC | RENOVATED KITCHEN | 4 BEDROOMS | 3.5 BATHROOMS | TRIPLE-PANE WINDOWS | LOWER-LEVEL KITCHENETTE Welcome to 151 Citadel Close, a beautifully renovated family home tucked away on a quiet cul-de-sac with minimal through traffic and backing directly onto a park and greenspace. Offering four bedrooms, 3.5 bathrooms and a fully finished walkout basement, this versatile home combines modern updates, energy-efficient improvements and an exceptional family-friendly location. The main level welcomes you with a bright foyer and soaring vaulted ceiling extending to the upper floor. Toward the rear of the home, the spacious great room features a cozy gas fireplace and large windows that fill the space with natural light. The open layout connects seamlessly to the dining nook and renovated kitchen. The kitchen has been beautifully updated with new soft-close cabinetry, quartz countertops, stainless steel appliances, a gas stove, central island and convenient corner pantry. The dining area opens onto the upper deck, offering peaceful views of the backyard, park and greenspace beyond. Luxury vinyl plank flooring extends throughout the main and upper levels, creating a clean and cohesive contemporary look. A laundry room, updated half bathroom and direct access to the double attached garage complete the main floor. Upstairs, you will find three generously sized bedrooms, including the primary retreat with a walk-in closet and private ensuite bathroom. The additional bedrooms share a beautifully updated full bathroom. The fully finished walkout basement offers excellent flexibility with a spacious recreation and living area, one bedroom, a full bathroom and a kitchenette with cabinetry, countertop space, sink and

refrigerator. A private entrance provides direct access to the lower patio and backyard. This level may work well for a nanny, extended family, a mother-in-law arrangement or potential short-term rental use, subject to applicable approvals, licensing and regulations. The basement is currently configured as an illegal suite, and a secondary suite would be subject to approval and permitting by the City of Calgary. Additional improvements include triple-pane windows with insect screens for enhanced energy efficiency and comfort, along with a newer roof for added peace of mind. Outside, the fenced backyard is designed for both relaxation and family enjoyment, with an upper deck, lower patio, mature trees and plenty of green space. A rear gate provides direct access to the park and surrounding pathways. At the front of the home, a composite porch is surrounded by established mature gardens, creating an inviting place to enjoy the southern exposure. Located in the established community of Citadel, the home is close to schools, parks, walking trails, playgrounds and everyday amenities. Beacon Hill Shopping Centre, Country Hills Village, Crowfoot Crossing and the Crowfoot LRT Station are all wit