



GRASSROOTS
REALTY GROUP

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319 Citadel Hills Place NW
Calgary, Alberta

MLS # A2341651



\$699,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to 319 Citadel Hill Place NW, a beautifully refreshed bungalow in the desirable community of Citadel. This home features 3 bedrooms, 3 New full bathrooms, a fully finished basement, and a bright, west-facing backyard. A zero DIY home with extensive upgrades and NO Poly-B! Inside, the home has been freshly painted from top to bottom, including all trims and baseboards. The main floor boasts new Luxury Vinyl Plank (LVP) flooring, brand-new doors, updated cabinetry, new quartz countertops, and a modern backsplash. The main level hosts 2 bedrooms and 2 fully renovated bathrooms including an ensuite you access from the his/her walk-through closet. A functional kitchen with a large pantry and open nook/breakfast space make your family gathering easy. The fully finished basement expands your living options with new carpet throughout, almost all brand-new windows, a third bedroom, a new full bathroom, laundry, and a dedicated storage room and an expansive recreational room ideal setup for a media lounge or home gym. The exterior showcases curb appeal with a welcoming front porch and refreshed, freshly painted trim. Major practical upgrades include a roof replaced approximately 10 years ago and a brand-new garage door and opener. Beyond the double attached garage, the extended driveway offers extra parking space. Step outside to enjoy afternoon sun and summer evenings in the private, west-facing backyard with new deck. Located in a quiet cul-de-sac pocket of Citadel, this move-in-ready home provides easy access to local schools, parks, shopping, and major transit routes. Check this home out before its gone. Call to view today. Quick possession available