

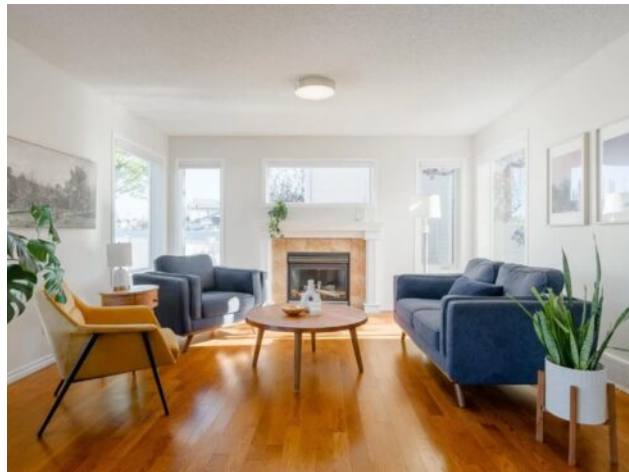


GRASSROOTS
REALTY GROUP

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25 Citadel Estates Manor NW Calgary, Alberta

MLS # A2347904



\$499,900

Division:	Citadel		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Room to grow in NW Calgary—for under \$500,000! This bright end-unit townhome offers over 1,500 sq. ft. above grade, 3 upstairs bedrooms, 2.5 bathrooms and a double attached garage. Large windows fill the inviting interior with natural light, while fresh paint creates a warm, move-in-ready feel. The main floor features hardwood flooring, a spacious living room with a gas fireplace, and a well-designed kitchen with an island, corner pantry and plenty of workspace for everyday meals and entertaining. Upstairs, the generous primary bedroom includes a walk-in closet and a four-piece ensuite with a deep soaker tub and separate shower. Two additional bedrooms provide comfortable space for children, guests or a home office. The fully fenced yard offers private outdoor space for play and relaxation, while the unfinished basement provides valuable storage and potential for future development. Close to schools, parks, playgrounds, pathways and shopping, this welcoming home makes day-to-day life easy. Snow removal and common-area maintenance are included in the condo fees, leaving more time to enjoy everything the community has to offer.