



GRASSROOTS
REALTY GROUP

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23 Citadel Peak Circle NW
Calgary, Alberta

MLS # A2350095



\$379,000

Division: Citadel

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

BUILDER & DEVELOPER OPPORTUNITY | APPROVED DP FOR A HOME WITH LEGAL SUITE Move your next project forward at 23 Citadel Peak Circle NW. This approximately 416.88 m²; (4,487 sq. ft.) residential lot in established Citadel comes with an approved development permit for a detached home with a legal secondary suite. Use the existing approved DP and architectural plans to get a head start, or bring your own vision and design a home to suit your goals, subject to City approval. The existing plans by McDowell & Associates feature approximately 2,188 sq. ft. above grade, four upstairs bedrooms, an attached double garage and an open-concept main floor with a spacious kitchen, walk-in pantry and flexible office space. The approved DP includes a two-bedroom legal basement suite, with plans showing a separate entrance, dedicated kitchen and its own laundry—an appealing layout for future resale or a long-term rental investment. For builders, developers and investors, this property offers flexibility: move forward with an established design and development approval already in place, or pursue your own concept in a mature NW Calgary community. Contact your REALTOR® to review the approved development permit and architectural plans. Land only. All building features are proposed; construction is not included. Use of the existing approval is subject to its terms and conditions. Alternate designs may require amended or new approvals.