

49 Citadel Estates Terrace NW
Calgary, Alberta

MLS # A2181913



\$647,500

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Sump Pump(s)

Inclusions: none

Price reduction for a quick sale ! Very well kept 3 bedroom 2 story, the whole house just recently freshly painted + 2 more bedroom with side entrance to finished basement , with central A/c. 2 separate laundry rooms . 1786 sqft+ finished basement , total area about 2500 living space. Kitchen features stone back splash., pantry , and large tile flooring. Hardwood flooring in family room , with gas place. French door off dining room to large deck with mountain View. Upstairs there are 3 bedrooms, laundry and a large bonus room with vaulted ceilings. Beautiful basement is fully finished with 2 bedroom , bath and recreation room, with separate entrance , and separate laundry. And central air conditioning. (Note : seller will have the shingles of the house replaced .)