

780-978-0157  
jenniferstudent@me.com

40 Citadel Pass Crescent NW  
Calgary, Alberta

MLS # A2202309



\$668,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,217 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet	Sewer:	Unknown
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Shingle Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: The furniture can be included.

Beautiful Detached Bilevel Sunny, South Facing House with Vaulted Ceiling and Walkout Basement, Great investment opportunity, just needs a little updating.