

Listed By: **Tao Guo**
CIR REALTY
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Calgary/Citadel

157 CITADEL HILLS CI NW

\$449,900

Detached

Style: 2 Storey
Bedrooms: Above: 3 / Ttl: 4
Bathrooms: Full: 2 / Half: 2
Rooms Above: 6
Floor Area: 155 SqM / 1,669 SF
Year Built: 1993
Taxes: \$2,615 / 2014
Possession: 30 Days NEG



Investor Alert! Extra income from Fully Finished walkout basement with separate entrance!
Two-storey Single Family home in Citadel with brand new flooring & paint. More than 2300 Sqft living space! A very large living/family room gives you more options for entertainment and family activities. The upstairs boasts a large master bedroom with a 4-piece en suite, two large bedrooms, and a full bathroom. South facing fully finished walkout basement which has separate entrance can give you a great opportunity for your business. The house seems a lot larger than the measured size. A shopping centre is within the walking distance. Close to playground, bus stop, and school.



Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Features: Deck, No Animal Home, No Smoking Home
Parking: Enclosed: 2 Total: 2 Double Garage Attached
Amenities:

