



## 87 Citadel Point Calgary Alberta

\$399,900

Welcome to this beautifully maintained home in Citadel Point! With over 1,600 sq ft of livable space, this home is suitable for all your family's needs! The main floor consists of a spacious living room, a 2pc bathroom, dining area and kitchen. The functional kitchen is fully equipped with plenty of cabinets for storage, modern stainless steel appliances and laminate countertops. Upstairs you will find 3 generously sized bedrooms and a 4pc bathroom. The primary bedroom features a walk-in closet and a 3pc ensuite bathroom. The partially finished lower level is a great space for additional storage and /or a kids play area and is already roughed-in for a future bathroom. Your parking needs are covered with 2 assigned stalls conveniently located right in front of your home! This home is located within a few minutes from the K-5 Citadel Park School, the K-9 St. Brigid School, a short drive to the Crowfoot LRT train station, Crowfoot and Royal Oak shopping plazas and has easy access to anywhere in the city via Stoney Trail. This home is a must-see! Call to book your private showing today. (id:6769)

Recreational, Games room 13.83 Ft x 13.42 Ft

Living room 15.83 Ft x 13.83 Ft

Laundry room 5.75 Ft x 4.75 Ft

Kitchen 11.67 Ft x 9.25 Ft

Dining room 14.25 Ft x 7.50 Ft

Living room 15.83 Ft x 14.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.25 Ft x 11.00 Ft

Bedroom 11.92 Ft x 7.92 Ft

Bedroom 9.92 Ft x 8.67 Ft

Other 8.33 Ft x 4.50 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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