

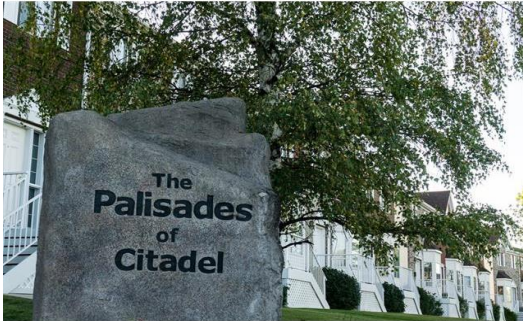


**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
 mark.evernden@engelvoelkers.com  
 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

169 CITADEL DR NW

C4136710 Active

LP: \$373,800



<b>Class:</b>	Attached	<b>Area:</b>	Calgary
<b>Type:</b>	Row	<b>Zone:</b>	Zone NW
<b>Style:</b>	2 Storey	<b>Community:</b>	Citadel
<b>Year Built:</b>	1995	<b>Postal Code:</b>	T3G 4J5
<b>LINC:</b>	0026335746	<b>Condo Type:</b>	Bare Land
<b>Legal Plan:</b>	9510508	<b>Possession:</b>	10/16/2017 NEG
<b>Blk:</b>	8	<b>Lot:</b>	8
<b>Land Use Code</b>	M-C1 d75	<b>Taxes:</b>	\$2353/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	65
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

DOM: 2

This beautiful bright end unit offers over 2000 sqft of living quarters, 4 bedrooms and 3.1 bathrooms with a walkout basement. The main floor features a spacious living room, half bath, large kitchen with plenty of cupboard space, a large island, and eat-in nook, perfect for every day family meals. Through the dining area, you can access your balcony, perfect for bbq-ing or taking in the sunny west exposure. The upper level boasts a gorgeous master suite, a functional 4-piece en suite, 2 additional bedrooms, and a shared 3-piece bath. The walk-out basement which gives access to your beautiful, private, and fenced backyard also leads to your double detached garage. Unbeatable value continues with the completely developed lower level featuring a large family room, the laundry room, a 4th large bedroom, and a 4-piece bathroom. With so much to offer, this home won't last long on the market. Call today to see it for yourself!

<b>Bedroom</b>	8'11" x 7'10"	U	<b>Bedroom</b>	13'3" x 9'5"	U	<b>Bedrooms:</b>	Above: 3 /Ttl:4	<b>Baths:</b>	Full: 3 Half: 1
<b>Family Rm</b>	15'10" x 13'8"	L	<b>Living Rm</b>	19'11" x 11'9"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Other</b>	9'4" x 7'3"	L	<b>Bedroom</b>	12'5" x 9'8"	L	<b>Bathrooms:</b>	1	0	2
<b>Bkfst Nook</b>	10'5" x 8'9"	M	<b>Kitchen</b>	9'11" x 9'1"	M	<b>Ensuite:</b>	0	0	1
<b>Mstr Bed</b>	11'4" x 11'5"	U				<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	65.0	700.00	
						<b>Upper:</b>	65.0	700.00	
						<b>AbGd:</b>			
						<b>Lowr:</b>	65.0	700.00	
						<b>Total A.G.:</b>	130.0	1399.00	

<b>Basement:</b>	Walkout/Fully Finished	<b>Heating:</b>	Forced Air-1	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Pie Shaped		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	275		
<b>Exterior:</b>	Brick, Vinyl	<b>Frntg x Depth:</b>	9x32		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Linoleum		
<b>Front Exp:</b>	North	<b>Garage Dim:</b>			
<b>Parking:</b>	Encl: 2 Total: 2 Double Garage Detach				
<b>Features:</b>	Deck, No Smoking Home				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>Condo Name:</b>	Z-name Not Listed	<b>Parking Type:</b>		<b>Floor #:</b>	
<b>Management:</b>	-	<b>Stall:</b>		<b>End Unit:</b>	False
<b>Total Units:</b>		<b>Storage Type:</b>		<b>Balcony:</b>	
<b>Post Tension:</b>		<b>Locker #:</b>		<b>Registered Size</b>	274.90SqM/2959.0SqFt
<b>Condo Fee Incl:</b>	See Remarks			<b>Size Includes:</b>	Land

<b>Amenities:</b>		<b>InSuite Laundry:</b>	
<b>Restrictions:</b>	None Known		

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 07, 2017



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Calgary - Citadel

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New Listing

September 07, 2017 Status

A

