



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**206 CITADEL MEADOW Grove, Calgary T3G 4K9**

MLS®#: **A2158756**

Area: **Citadel**

Listing Date: **08/22/24**

List Price: **\$665,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,757 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached,Off Street**

Finished Floor Area

Abv Sqft: **1,534**  
Low Sqft:  
Ttl Sqft: **1,534**

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Electric,Fireplace(s),Floor Furnace,Forced Air,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Courtyard,Outdoor Grill**

Construction: **Brick,Concrete,Wood Frame**  
Flooring: **Carpet,Concrete,Hardwood,Vinyl,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
4pc Bathroom	Second	4`11" x 7`5"
Entrance	Main	5`11" x 18`11"
Pantry	Main	3`8" x 3`7"
Living Room	Main	13`9" x 12`4"
Walk-In Closet	Second	5`2" x 4`11"

Room	Level	Dimensions
3pc Bathroom	Basement	5`9" x 8`1"
4pc Ensuite bath	Second	9`5" x 8`11"
Dining Room	Main	9`9" x 13`2"
Breakfast Nook	Main	8`11" x 8`2"
Mud Room	Main	7`11" x 4`5"
Family Room	Basement	25`10" x 15`7"

Storage  
Kitchen  
Bedroom  
Bedroom - Primary

Basement  
Main  
Second  
Second

9`2" x 3`3"  
12`5" x 10`1"  
10`8" x 8`11"  
13`0" x 12`4"

Other  
Laundry  
Bedroom  
Other

Legal/Tax/Financial

Basement  
Main  
Second  
Basement

8`8" x 6`9"  
3`3" x 5`8"  
10`3" x 9`0"  
8`8" x 6`9"

Title:  
**Fee Simple**  
Legal Desc: **9712377**

Zoning:  
**A**

Remarks

Pub Rmks: **Price reduced recently to \$665,000.00. Your dream home awaits in Citadel Meadow Grove. Perfect for families- Friends or Retirees. This charming 2-storey home is nestled in the heart of Citadel Meadow Grove , a family- friendly , , and neighborhood known for its excellent schools, parks, and amenities. With its spacious layout and thoughtful design, this property is ideal for both growing families and retirees seeking a peaceful retreat . Upgraded almost: all of the windows , fences, 2 storm doors . Moreover, front door is very strong to protect the fire come with multiple locks; the back door both designed by a famous windows and doors in Calgary, Furnace hot water tanks, refrigerator, and garage door , recently changed ; the hard wood floor from the kitchen to the hall way entrance has also changed 2 years ago. Only a few minutes walking to the Citadel Park Elementary School, the playground , and the daycare too. The roof is still good , the roof has been changed since 2012. Buyers feel free to check with any license company roofing in the city of Calgary after their offer has accepted by seller. Good Luck to all of realtors who are representing for all of the buyers . Thanks for your showings .**

Inclusions:  
Property Listed By: **Cristal lights from the ceiling , BBQ and the set of table and chair at the back yard, hood fan**  
**URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















