

16 Citadel Ridge Place NW
Calgary, Alberta

MLS # A2239735



\$665,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: Main floor Living room sofa set , coffee table

****OPEN HOUSE July 19, Sat, 2 Pm - 4 pm & July 22, Tue, 4 pm - 6 pm**** Nestled on a quiet cul-de-sac, this charming two-story residence offers the ideal blend of comfort, functionality, and location. Step inside to discover a thoughtfully designed floor plan featuring a spacious oak kitchen with a walk-in pantry, plenty of cabinetry, and a convenient breakfast bar—perfect for busy mornings or casual family meals. Upstairs, you’ll love the expansive bonus room with its vaulted ceiling and cozy corner fireplace, creating a warm and inviting space for relaxation or movie nights. The upper level also offers three generous bedrooms and the convenience of a laundry room, making daily routines a breeze. Enjoy easy access to Stoney Trail for convenient commuting around the city. Located close to excellent schools, parks, and all the amenities you need. Immaculate and Move-in Ready! Freshly painted and beautifully maintained, this home shows true pride of ownership. Recent updates include a new roof, fence, and garage insulation. A must-see! Don’t miss this opportunity to own a beautiful home in the sought-after community of Citadel!