

39 Citadel Crest Heath NW  
Calgary, Alberta

MLS # A2236130

\$798,000

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Citadel                                                  |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | 2 Storey                                                 |        |                   |
| Size:     | 2,202 sq.ft.                                             | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                   |        |                   |
| Lot Size: | 0.14 Acre                                                |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot |        |                   |

|             |                                       |            |      |
|-------------|---------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Carpet, Hardwood                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                       | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade     | LLD:       | -    |
| Exterior:   | Vinyl Siding                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                       | Utilities: | -    |
| Features:   | See Remarks                           |            |      |

Inclusions: Shed in the backyard

Located in the heart of Citadel at the end of a peaceful cul-de-sac, this generously sized home sits on an expansive pie-shaped lot backing directly onto open green space and sports fields—an ideal setting for families who value space and privacy. With nearly 3,000 sq.ft. of developed space, this home offers a functional layout with multiple living areas including a front flex room, large kitchen with island seating, and a bright dining nook overlooking the backyard. The walkout basement is fully developed with a rec room, fitness area, games space, and wet bar—ready to host family and friends. While some interior updates may be considered, the home presents a fantastic opportunity to personalize and add value. Conveniently close to schools, shopping, and commuter routes, this property combines size, location, and long-term potential in one of NW Calgary's most family-friendly communities.