

# \$644,800 - 57 Citadel Gardens Nw, Calgary

MLS® #A2202085

**\$644,800**

2 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 0.10 Acres

Citadel, Calgary, Alberta

Open House Sunday March 30th 1-3pm.  
Welcome Home to Your Citadel Bungalow

This beautifully maintained 1,232.22-square-foot bungalow is nestled on a quiet street in the highly sought-after community of Citadel. Designed to meet the needs of both families and seniors, this home combines peaceful living with easy access to schools, shopping centers, and other amenities. As you step inside, the vaulted ceilings create an inviting sense of space and light. The main floor features two generously sized bedrooms and two full bathrooms, offering comfort and practicality for everyday living. The living and dining areas provide a welcoming environment, perfect for family gatherings or quiet evenings. This home has been meticulously updated to ensure comfort and reliability. Recent upgrades include a new hot water tank installed in 2023, a new fridge added in 2023, a new furnace installed in 2020 with UV light for air sanitization, a new stove added in 2021, and the owner is currently in the process of replacing all existing Poly-B piping. These updates make the home move-in ready and worry-free. The attached double garage offers secure parking and ample storage space, as well as a Chamberlain Smart Garage Hub. This house has no side walking pathways to clear of snow. The undeveloped basement provides a world of possibilities, allowing you to tailor the space to suit your needs—whether that includes



additional bedrooms, a home office, or a recreation area. With its quiet location, recent upgrades, and versatile layout, this home is perfectly suited for seniors seeking easy living or families looking for a comfortable place to grow.

Built in 1993

### **Essential Information**

MLS® #	A2202085
Price	\$644,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	57 Citadel Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3X5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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