# \$678,999 - 48 Citadel Park Nw, Calgary

MLS® #A2206408

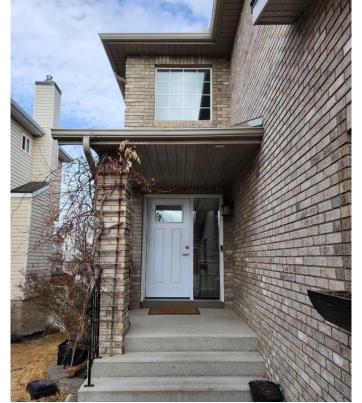
### \$678,999

3 Bedroom, 3.00 Bathroom, 1,824 sqft Residential on 0.10 Acres

Citadel, Calgary, Alberta

OPEN HOUSE: Sat, March 29 and Sun, March 30 from 2-4:30 pm. Here is your opportunity to own a beautiful walk out home in Citadel Park Estates. This impressive home boasts a 2-story living room with fireplace, a beautiful open kitchen with granite counter tops and eat in dining area as well as a formal dining area perfect for a home office. The master retreat has a walk-in closet and an impressive ensuite with skylight. Two additional bedrooms complete the upper floor. The walk out lower area has a beautiful family room complete with fireplace, a pool table (included) and a flex area to utilize as you wish. Upgrades and updates include beautiful stained real hardwood floors, upgraded appliances, newer front door, furnace, decking and window coverings. This home is surrounded by mature trees, walking paths leading to parks and playing fields. Minutes to schools, shopping, transit and all services.





Built in 1994

#### **Essential Information**

MLS® # A2206408
Price \$678,999
Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1
Square Footage 1,824

Acres 0.10 Year Built 1994

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 48 Citadel Park Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 3X8

#### **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Granite Counters, No Animal Home, Pantry,

Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Range, Freezer, Washer, Window

Coverings, Garburator

Heating Baseboard, Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Few Trees, Irregular Lot, Gentle Sloping, Sloped

Down

Roof Asphalt

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

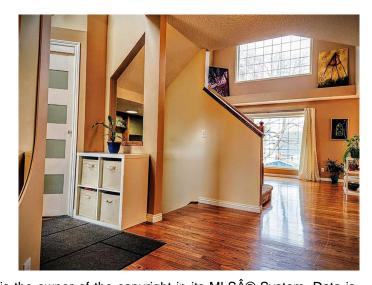
Date Listed March 28th, 2025

Days on Market 5

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty



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