

# \$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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