

# \$630,000 - 169 Citadel Circle Nw, Calgary

MLS® #A2208132

**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft  
Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome home to this remarkably updated and meticulously maintained home in the highly sought-after community of Citadel. This main floor features an open concept with high ceilings that flood the space with natural light. The kitchen has been renovated and updated with all new appliances in the last year, and the engineered hardwood and laminate flooring has also been replaced throughout. The upper level features two spacious bedrooms, one with a newly renovated ensuite and also an extra full bathroom, and they both come with custom, child-safe blinds. The third level comes with another bedroom, its own half bath, and a great-sized living area with a gas fireplace and a huge window allowing more natural light into the room. The 4th level comes with an updated furnace and hot water heater (2024), and a blank slate to add in a 4th bedroom and bathrooms should you desire to do so. The roof has been replaced in 2021, and an A/C unit was added in 2024 as well for additional comfort and ease of living year-round. You will want to see this home in person to appreciate the feel and how modern it feels. Even the poly-b plumbing has been completely replaced throughout. There is absolutely nothing left for you to do for maintenance except move-in.

The neighbourhood and location are hard to beat, with schools nearby such as Citadel Park School (K-5), and St. Brigid School, all the shopping you will need is a 6-minute drive with



amenities such as a real Canadian superstore, Costco, Home Depot, and much much more. Additionally, there are lots of small parks and playgrounds nearby within walking distance, not to mention walking paths and green spaces for all your outdoor needs. This amazing home may not last long. Now is your chance to get into a great neighbourhood and a turn-key home at a great price. Don't forget to check out the virtual tour and video. Book your exclusive tour today with your favourite Realtor.

Built in 1995

### **Essential Information**

MLS® #	A2208132
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	169 Citadel Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4C2

### **Amenities**

Parking Spaces	2
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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