# \$625,000 - 103 Citadel Acres Close Nw, Calgary

MLS® #A2207106

## \$625,000

4 Bedroom, 4.00 Bathroom, 1,368 sqft Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to this exceptional 1,300 sq. ft., 4-bedroom, 3.5-bathroom home that truly has it all! From thoughtful updates to fantastic features, this property is designed to meet the needs of any lifestyle.

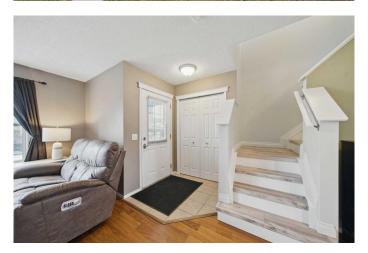
Step inside and discover the fully renovated upstairs, boasting luxury vinyl plank flooring, sleek new molding, and a fresh coat of paint throughout. The kitchen, complete with new appliances, is strategically divided from the living room, creating the perfect space for entertaining. Sunlight streams through the south- and north-facing windows, filling the home with natural light all day long.

Downstairs, the finished basement offers additional living space and includes a full bathroom, making it ideal for guests or hobbies. Outside, the south-facing backyard is a gardener's paradise, offering sun all day and year-round. Relax under the pergola on the back deck, and make use of the large rain barrel on the west side of the house to keep your outdoor space thriving.

The detached double garage is a standout feature, offering 240V power, its own electrical panel (installed and inspected in 2020), partial insulation, a heater, and a custom-built workbench with lower cabinets. It's perfect for buyers seeking a workshop or EV charging capabilities. Additionally, the shed offers dual access from the yard and alley,







accommodating ATV storage with ease.

Situated close to parks, walking paths, and just minutes from Costco and Hmart for all your shopping needs, this home is as convenient as it is charming. Don't miss your opportunity to call this incredible property homeâ€"schedule your viewing today!

#### Built in 2001

### **Essential Information**

MLS® # A2207106 Price \$625,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,368
Acres 0.08
Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 103 Citadel Acres Close Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5A8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features No Smoking Home, See Remarks

Appliances Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer

Heating Central, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 9th, 2025

Days on Market 29

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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