

\$629,900 - 35 Citadel Meadow Grove Nw, Calgary

MLS® #A2112014

\$629,900

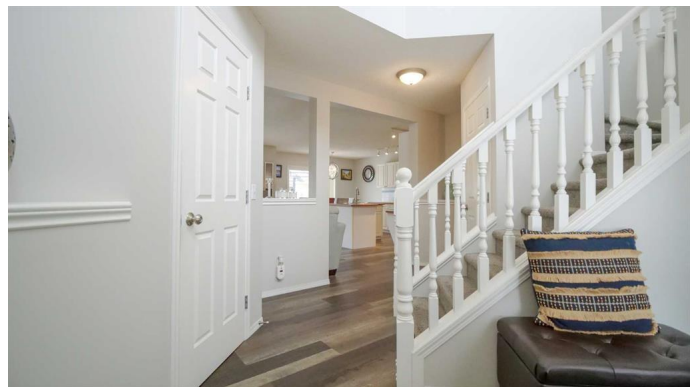
3 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.09 Acres

Citadel, Calgary, Alberta

This charming, well-maintained, freshly painted, three-bedroom house in the community of Citadel is ideal for a growing family. The spacious Master bedroom boasts a 3 piece ensuite and a separate walk-in closet, along with 2 bedrooms upstairs. The entrance welcomes you with high ceilings and lots of natural light. On the main floor, updated vinyl flooring was installed in 2019. Other changes done to the home include the bathroom sink and bidet, the roof shingles were redone in 2013, The water tank was replaced 2 years ago, and the sideway gravel between the home and neighbor's house was done last year. The kitchen features a corner pantry with shelving, a large kitchen island, as well as a new stainless steel stove. The living room showcases a gas fireplace with tile surround. Its open-concept design and large deck connecting the south-facing backyard to the rest of the house make this space perfect for hosting guests. Additionally, there's a dog run situated on the side of the house. While the basement has been partially developed, there's potential to complete it to your taste. Plenty of storage space is available throughout the house, including in the garage. Also, there is an extra brand-new Samsung dryer; please note the current dryer works great. The home is located one block away from Citadel School and green space, Don't miss this opportunity and book your private showing today!

Built in 1998



Essential Information

MLS® #	A2112014
Price	\$629,900
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Citadel Meadow Grove Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Range, Range Hood, Washer/Dryer, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Playground, Private Yard
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2024
Date Sold March 13th, 2024
Days on Market 6
Zoning R-C1N
HOA Fees 0.00

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.