

\$525,000 - 105 Citadel Lane Nw, Calgary

MLS® #A2112865

\$525,000

4 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.05 Acres

Citadel, Calgary, Alberta

Open House Cancelled Welcome to your dream home in the vibrant community of Citadel. This exquisite property boasts the perfect blend of convenience, comfort, and style. Nestled within the complex, this two-storey, semi-detached, end unit, offers 4 bedrooms, 2.5 bathrooms and over 2,000 square feet of developed living space. Upon entering, you'll be greeted by the bright and airy main floor, featuring 9' ceilings, a bay window looking onto the park, hardwood flooring, and a gas fireplace, creating an inviting atmosphere for gatherings with friends and family. The kitchen is thoughtfully designed to cater to every chef's needs. It showcases a custom island equipped with spice, pot, and pan drawers, alongside a wine rack. Featuring stone countertops, a double oven, abundant cupboard and counter space, a corner pantry, and a practical breakfast bar, this kitchen seamlessly combines functionality with elegance. Adjacent to the kitchen is the elegant dining area, perfect for hosting intimate dinners or large gatherings. Upstairs, you'll find three generous bedrooms, including a spacious primary bedroom with a luxurious ensuite featuring a standalone shower and a soothing soaker tub, as well as a large walk-in closet. An additional full bathroom completes this level, providing convenience and functionality. The fully finished basement offers a cozy retreat with a gas fireplace on thermostat, recreation room, an additional bedroom, and plenty of storage space,



including a large storage room with laundry facilities. Step outside to your private backyard oasis, where you can relax and unwind on the composite deck. The fully fenced yard and double detached garage provide added privacy and security. This bareland condo complex is very quiet as there is no through street, there is a wide roadway throughout the property with plenty of on street visitor parking. Conveniently located near Stony Trail, LRT, bus stops, schools (Citadel Park School, St. Brigid School, Robert Thirsk), libraries, parks, gas stations, and shopping centers including Crowfoot, Royal Oak and Beacon Hill (which includes Costco), this property offers easy access to all amenities and services. Don't miss your chance to call this stunning property home. Schedule your private viewing today!

Built in 1995

Essential Information

MLS® #	A2112865
Price	\$525,000
Sold Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.05
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	105 Citadel Lane Nw
Subdivision	Citadel

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Level
Roof	Asphalt
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 21st, 2024
Days on Market	8
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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