

# \$699,900 - 135 Citadel Pass Court Nw, Calgary

MLS® #A2119134

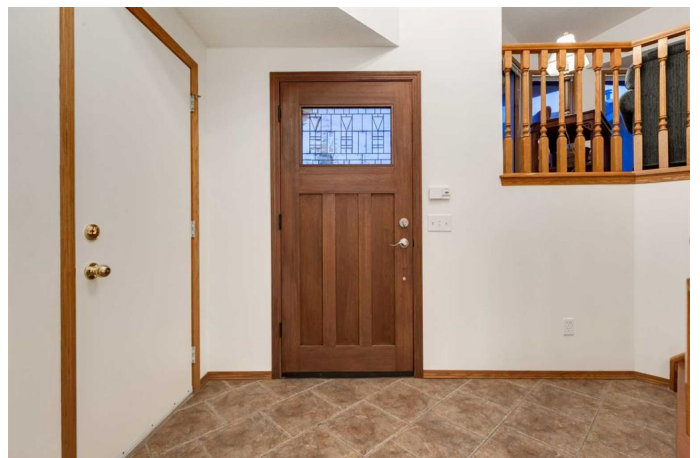
**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.13 Acres

Citadel, Calgary, Alberta

WELCOME to this IMMACULATE (C-L-E-A-N) BI-LEVEL w/5 BEDROOM, 3 ½" FOUR pc BATHROOMS (incl/EN-SUITE) in a Quiet CUL-DE-SAC that has 2537.33 Sq. Ft. of DEVELOPED LIVING SPACE; a 21' x 17' ATTACHED DOUBLE GARAGE w/DRYWALL, + INSULATED, a 10' x 12' BRICK PATIO AREA, + a UNIQUE 11' x 3' STORAGE SHED on a LARGE 5489 Sq. Ft. LOT in the COMMUNITY of CITADEL!!! GREAT CURB APPEAL w/Tree, Grass, + Bushes as you enter the HOME w/CUSTOM WOOD DOOR, 12' VAULTED CEILINGS, Tiled Entryway, OAK HARDWOOD FLOORING Throughout, FRESHLY PAINTED, + NEUTRAL COLOUR SCHEME. At the top of the stairs is the BEAUTIFUL WHITE BARN Door for the Closet. The LIVING ROOM has tons of NATURAL LIGHT from the Windows, has VAULTED Ceilings, + INVITES ENTERTAINING. The DINING ROOM is off that for those DINNERS w/FAMILY, + FRIENDS. The 13' x 12' KITCHEN has OAK CABINETRY, SS APPLIANCES incl/BUILT-IN DISHWASHER, WHITE TILED BACKSPLASH, QUARTZ COUNTERTOPS, SIL GRANITE SINK, BLOCK ISLAND, + CORNER PANTRY. The BREAKFAST NOOK is PERFECT for those COZY CONVERSATIONS around the Table which also has a door leading out to the NW facing Backyard. Heading back to the Hallway is the 2 LARGE BEDROOMS, a 4 pc



BATHROOM, the PRIMARY BEDROOM w/WALK-IN CLOSET, a 4 pc EN-SUITE BATHROOM incl/JETTED TUB, + GLASS SHOWER. In the BASEMENT is the 20' X 18' • FAMILY ROOM, 2 MORE BIG BEDROOMS, a 4 pc BATHROOM, + FURNACE/UTILITY ROOM incl/NEWER WASHER, + DRYER. The UPGRADED WOODEN/METAL RAILING leading up to the BACKYARD Deck is GORGEOUS, there is an area for RELAXING in w/TREES which is PERFECT for a FIRE PIT or sit in a chair READING a book. The Yard is HUGE, + USABLE when VISITORS come over. There is the Shed tucked away on the side of the house to allow more space, + Sturdy Fencing. Citadel has a Community Centre providing many EVENTS, + PROGRAMS throughout the year, has SCHOOLS, PARKS, PLAYGROUNDS, AMENITIES such as RESTAURANTS, SHOPPING, GROCERY STORES, etc. EASY ACCESS to STONEY TRAIL RING ROAD, + CROWCHILD TRAIL which feeds into other MAJOR Routes to the City incl/DOWNTOWN (approx 23 min), + CONVENIENT CITY TRANSIT, BIKE PATHWAYS for BIKING/WALKING. ONE of Calgary's BEST BUYS!!! BOOK your showing TODAY!!!

Built in 1992

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2119134  |
| Price          | \$699,900 |
| Sold Price     | \$738,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,364     |
| Acres          | 0.13      |
| Year Built     | 1992      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 135 Citadel Pass Court Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 3V2                   |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, On Street, Workshop in Garage |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s)                                                                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 4th, 2024  |
| Date Sold      | April 12th, 2024 |
| Days on Market | 8                |
| Zoning         | R-C1             |

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX House of Real Estate

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