

\$649,900 - 177 Citadel Estates Terrace Nw, Calgary

MLS® #A2125289

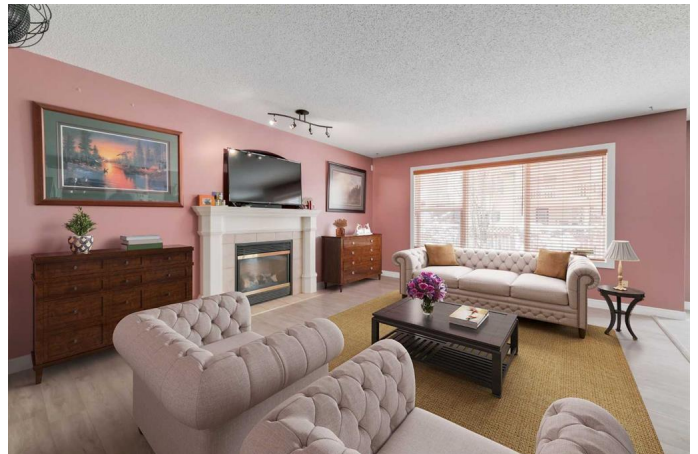
\$649,900

3 Bedroom, 3.00 Bathroom, 1,653 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to your family's 2-STOREY private kingdom on a PIE-SHAPED LOT, where every day is an adventure in the ultimate thriving QUIET community of Citadel. Step inside your sanctuary with COMFORT & DURABILITY with NEWER roof, siding, hot water tank, water softener, triple pane windows, stainless steel appliances & more upgrades! With brand new VINYL PLANK FLOORS throughout, you will be able to withstand demands of daily life with EASY MAINTENANCE & MODERN LIVING. Enjoy a spacious OPEN-CONCEPT MAIN FLOOR living space lit up with plenty of NORTHWEST facing windows for LATE AFTERNOON SUNLIGHT. Play 'Fetch!' with your furry friend in a PRIVATE FULLY FENCED YARD or host a family BBQ on the 2-TIERED WOOD DECK. Reduce odour & clean up time with a GARBURATOR, then head up the PLUSH SMART CARPET stairs that springs back up with each step to your sunny RETREAT BONUS ROOM to quietly focus on tomorrow's meeting tasks. Complete the night & step across the hall to private spaces to a PRIMARY BEDROOM with a 4PC ENSUITE straight into a bright WALK-IN CLOSET. Across the hall are 2 BEDROOMS & 4PC BATH which you can conveniently ensure your children fall asleep SAFE & SECURE. This home is also already hardwired with a TELUS ALARM SYSTEM with 3 SECURITY CAMERAS to provide peace of mind. Living in Citadel offers a family with young children with



CONVENIENCE & blossoming dreams for their loved ones! With QUICK ACCESS to STONEY TRAIL, transportation by Bus (1 min), or Crowfoot LRT Station (8 mins), you will have plenty of access to nearby PUBLIC, CATHOLIC & PROGRESSIVE PRIVATE SCHOOLS from BABIES to GRADE 12 all within 12 mins drive. This home offers UNPARALLELED NEARBY AMENITIES in all directions! Take a short drive to Royal Oak Centre for A-Mart (4 mins); Beacon Hill Plaza (8 mins) for Costco, TNT, H-Mart, The Brick; or Crowfoot Crossing (7 mins) to the VCA Emergency Animal Hospital & CINEPLEX! Enjoy a neighbourhood stroll at the Citadel Way Park (3 mins) or join a variety of FITNESS gyms (all within 7 mins) including Anytime Fitness, CrossFit, Kickboxing & Pilates! Practice makes perfect for RECREATIONAL activities with a quick drive to the Calgary Inland Athletic Park or Hawkstone Field (7 mins) with a batting cage & soccer field. Let's not forget about dad's leisure time to enjoy a round of outdoor & indoor GOLF all within 9 mins drive. On the way home, celebrate the wins at nearby Korean BBQ Restaurants (8 mins) perfect to end the day! If you take comfort knowing that quality of life is just minutes from your doorstep, this is your DREAM HOME that you've been waiting for! Book a private viewing with your favourite Realtor!

Built in 2000

Essential Information

MLS® #	A2125289
Price	\$649,900
Sold Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,653
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	177 Citadel Estates Terrace Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4S4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	April 26th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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