

\$524,500 - 85 Citadel Bluff Close Nw, Calgary

MLS® #A2131747

\$524,500

3 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Want to live in a detached home that is in close proximity to most of the city's major road networks? Not to mention easy access to both Crowfoot and Beacon Hills shopping areas? Look no further. 85 Citadel Bluff Close is what you are looking for. This 2-story detached home has recently undergone a full interior repainting, and is furnished with a brand new refrigerator and dishwasher. It's located on a quiet street that connects to nearby parks and a play ground. A nearby K-9 Catholic school is a mere 650 meters away. This house has a total of 1,251 sqft. of living space plus 611 sqft. of undeveloped basement where you have the freedom to decide what to do with it. The main floor consists of a large living room, a U-shaped kitchen with a corner pantry and eating bar, a 2-pc. bath and a laundry room that opens to a west-facing large deck and yard. This property has a fenced backyard and gravel parking pad for 2 vehicles. There is an ample space in the yard that can easily accommodate a large double garage. Upstairs you will find the primary bedroom with walk-in closet, a 4-pc. bath and 2 additional bedrooms. This is one of the few properties in the area that's reasonably priced given today's tight housing market condition. Schedule a viewing today with your preferred realtor and see if this house ticks all the boxes of the property you may want to call home, soon.

Built in 2002



Essential Information

MLS® #	A2131747
Price	\$524,500
Sold Price	\$548,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,251
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	85 Citadel Bluff Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5E3

Amenities

Parking Spaces	2
Parking	Alley Access, None

Interior

Interior Features	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None, Other, See Remarks
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 30th, 2024
Days on Market	14
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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