

\$675,000 - 194 Citadel Estates Heights Nw, Calgary

MLS® #A2132602

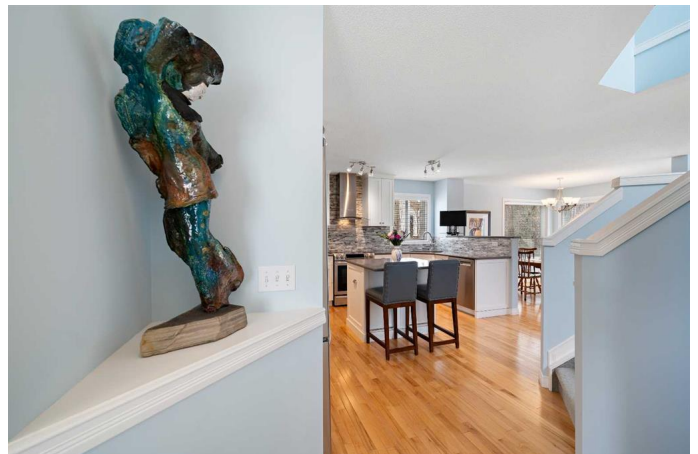
\$675,000

3 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to the best value that Citadel Estate Heights has to offer! Prepare to be wowed by the immaculate pride of ownership as you step through the front door. You will be greeted by an abundance of natural light and the warmth of elegant birch hardwood floors that extend throughout the main floor. The bright, modern kitchen features floor-to-ceiling cabinetry, quartz countertops and stainless-steel appliances. This kitchen is a chef's delight, featuring an appliance garage with electricity to keep countertops clutter-free, and a wall-mounted TV, perfect for catching up on shows while cooking. The kitchen is open to a dining area with a great view of the west-facing backyard and patio. The open-concept layout then takes you to the warm and cozy living room, complete with a thermostatically controlled gas fireplace. The main floor also conveniently features a half bathroom, the washer and dryer, and a mudroom as you come in from the spacious two-car garage. Upstairs features newer carpets (2021). The generous sized primary bedroom, large enough for a king bed, comes complete with a walk in-closet and ensuite bathroom. This bathroom features a deep soaker tub and a stand-up shower with elegant floor-to-ceiling tile. The other two upstairs bedrooms also have walk-in closets with built-in shelving. As you make your way downstairs, a second gas fireplace creates the ideal area for relaxing and entertainment. Newly built closets and bookshelves provide ample storage. A wet bar



enhances the area, making it ideal for hosting gatherings. Outside, the spacious deck is perfect for outdoor entertaining or relaxing. A custom awning provides shade, and the west-facing windows are treated with UV film to protect your interiors from harmful rays while allowing natural light to fill the home. The exterior of the home has been meticulously maintained, with the roof and siding updated in 2012. A modern garage door was also installed last year. Double insulation in the attic ensures energy efficiency and central air conditioning allow you to maintain the perfect temperature year-round. This home is a rare find in Citadel, combining thoughtful updates with classic charm. Don't miss your chance to own this exceptional property – contact your favorite realtor today to schedule a viewing!

Built in 2001

Essential Information

MLS® #	A2132602
Price	\$675,000
Sold Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	194 Citadel Estates Heights Nw
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Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5E5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 26th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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