

\$589,900 - 197 Citadel Bluff Close Nw, Calgary

MLS® #A2134844

\$589,900

4 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to your new home on the West side of the family-friendly Citadel community! This beautiful, updated residence offers a total of 4 bedrooms, 3 bathrooms and is perfect for a growing family. Located in a vibrant neighborhood with easy access to plenty of amenities and parks nearby, this home combines a very functional, comfortable layout and convenient location.

Inside, the main level features updated flooring throughout, enhancing the cohesive and inviting atmosphere. The kitchen stands out with its quartz countertops, beautiful herringbone backsplash, and newer appliances, including a range hood fan and an eat up island. The living room boasts large, bright windows and a stunning feature wall with a gas fireplace, creating a cozy focal point for family gatherings. Upstairs, the large primary suite offers all the room you need for a king sized bed, a convenient fully refinished cheater ensuite with an additional door to the main hallway. The cheater ensuite is complete with quartz countertops and newly tiled shower, floor, and backsplash. Two additional bedrooms upstairs feature beautiful accent walls and custom closet features adding character and warmth to each space. Head down to the rec room, where you will find a valuable living space for guests or family members with an additional bedroom, bathroom, and the perfect space for entertaining. Off the kitchen, you'll find a



generous deck that is perfect for gatherings, relaxing evenings with family or friends while still offering a plenty of yard space outback. The double car garage provides ample storage and convenience for your vehicles and outdoor gear.

With numerous updates throughout, this home is move-in ready! Don't miss the opportunity to make this wonderful home yours!

Built in 2002

Essential Information

MLS® #	A2134844
Price	\$589,900
Sold Price	\$634,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	197 Citadel Bluff Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5E2

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 31st, 2024
Days on Market	7
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.