

\$500,000 - 701 Citadel Heights Nw, Calgary

MLS® #A2141351

\$500,000

3 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

Welcome to your new home located in a cul-de-sac on a pie-shaped lot. This beautifully kept end unit features 3 bedrooms and 2.5 bathrooms, spanning 1,494 square feet across two floors with a single attached insulated garage. It is located in the desirable family-friendly neighbourhood of Citadel. This home has a fantastic layout with hardwood floors on the main level and plenty of windows, providing a bright and inviting atmosphere. The spacious dining room with a surrounding bay window, an oak kitchen equipped with stainless steel appliances, ample counter and cabinet space, and a roomy living room with a gas fireplace and access to a private south-facing deck all enhance the main floor's appeal. The large front entry with garage access and a half bath complete this level. Upstairs, the primary bedroom features a generous walk-in closet and a full ensuite bathroom. Two additional roomy bedrooms and another full bath provide plenty of space for the family. The lower level includes a large family room and a partially finished area housing the laundry, storage, and furnace. The hot water tank is new, and the high-efficiency Furnace is a year old. This townhome is conveniently situated across from ample visitor parking within the cul-de-sac, and a playground in the central green area adds to its family-friendly charm. It's also close to schools, public transit, parks, Crowfoot shopping center. This is a pet-friendly building. Costco and numerous restaurants, with easy



access to Sarcee and Stoney Trails. Book your private showing today! See the virtual tour in the links

Built in 1993

Essential Information

MLS® #	A2141351
Price	\$500,000
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	701 Citadel Heights Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A1

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 4th, 2024
Days on Market	20
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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