

\$749,900 - 131 Citadel Pass Court Nw, Calgary

MLS® #A2141705

\$749,900

4 Bedroom, 3.00 Bathroom, 1,816 sqft

Residential on 0.16 Acres

Citadel, Calgary, Alberta

Nestled in a tranquil cul-de-sac, this charming 2-storey home sits on an expansive pie-shaped lot spanning 649 square meters. Recently updated with over \$140,000 in renovations, this property boasts extensive improvements throughout: Seller motivated

New windows, roof, siding, and triple-pane windows

Fresh paint and new vinyl plank flooring

Updated Real Property Report

New doors, garage door, and pot lighting

Professionally landscaped grounds

Inside, the home features 4 bedrooms: 3 on the upper level, 1 on the lower level, plus a main floor office easily convertible into a bedroom with a nearby full bathroom.

Perfect for families, the main floor offers a spacious family room and living area, accented by an upgraded wood-burning fireplace and soaring open ceilings. Recent upgrades include new vinyl plank flooring, kitchen cabinets, and all-new appliances (fridge, stove, dishwasher, microwave hood fan). Quartz countertops, barn doors, and 15 new pot lights complete the modern kitchen.

Upstairs, discover 3 generous bedrooms and 2 updated bathrooms, including a newly renovated master bathroom with a sleek new shower. The lower level adds an additional bedroom and oversized recreation space.



Outside, the huge backyard is an entertainer's dream with an outdoor tiki bar, new fencing, stamped concrete patio, a new deck, and two storage sheds.

This meticulously updated home is competitively priced and ready for its new owners. Don't miss out—schedule your showing today to experience all that this property has to offer. \$ 50 K reduced on 30/6/2024;

Built in 1992

Essential Information

MLS® #	A2141705
Price	\$749,900
Sold Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,816
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	131 Citadel Pass Court Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3V2

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	Pantry, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Coal
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
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Lot Description	Back Yard, Cul-De-Sac, Few Trees, Gazebo, Lawn, Garden, Landscaped, Pie Shaped Lot, Views
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Roof	Asphalt Shingle
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Construction	Veneer
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 20th, 2024
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Date Sold	July 19th, 2024
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Days on Market	29
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	eXp Realty
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