

\$499,900 - 185 Citadel Drive Nw, Calgary

MLS® #A2142990

\$499,900

4 Bedroom, 4.00 Bathroom, 1,501 sqft

Residential on 0.06 Acres

Citadel, Calgary, Alberta

Welcome to Citadel – a welcoming, family-friendly community close to parks, playgrounds, top rated schools, and fantastic amenities! This unique four-bedroom, four-bath townhome stands out with its expansive floor plan with over 1500 sq ft above grade, a fully finished WALK-OUT basement, and a PRIVATE, SOUTHWEST-FACING YARD, perfect for children to play or pets to explore. Not to mention the DOUBLE DETACHED GARAGE and gorgeous MOUNTAIN

VIEWS! As an end-unit, this home benefits from sharing only one wall while providing the convenience of low-maintenance condo living in the popular "Palisades of Citadel" complex. Step inside to find beautiful hardwood floors, an open-concept kitchen with BRAND NEW STAINLESS STEEL APPLIANCES AND GRANITE COUNTERTOPS, high ceilings, and stunning MOUNTAIN VIEWS from the main floor balcony. BRAND NEW CARPET leads you upstairs to the primary bedroom, which features more breathtaking mountain views, a lovely 4-piece ensuite bathroom, and a spacious walk-in closet.

Two additional bedrooms and an additional 4-piece family bathroom complete this level. The basement includes a fourth bedroom, a spacious rec room, and a full 4-piece bathroom, providing an excellent setup for guests to enjoy comfortably. This versatile level can be transformed into a playroom,



home office, or fitness area—endless possibilities!

This summer, make the most of this sunny, southwest-facing backyard by creating cherished memories with the family, from sprinkler jumping and barbecues to unwinding with a good book while enjoying the sounds of nature. This home is not just a beautiful property but also a practical choice. It's in a highly convenient spot, a 5-minute drive to essential stores like Walmart and Costco, gas stations, and shopping centres. Take advantage of this opportunity; contact your favourite Realtor to schedule a private showing before it's gone!

Built in 1995

Essential Information

MLS® #	A2142990
Price	\$499,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,501
Acres	0.06
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	185 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3G 4J5
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Amenities

Amenities	None, Other, Snow Removal
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Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, 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	Gas
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Has Basement	Yes
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Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Yard, Lawn, Garden, Low Maintenance Landscape, Level
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding
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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 4th, 2024
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Days on Market	14
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Zoning	M-C1 d75
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX House of Real Estate
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