

\$600,000 - 105 Citadel Bluff Close Nw, Calgary

MLS® #A2148884

\$600,000

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Residential on 0.17 Acres

Citadel, Calgary, Alberta

Welcome to this Fabulous Two Storey Home, located in the NW community of Citadel. The pride of ownership is bursting from this stunning 3-bedroom, 2.5-bathroom home. This home features a double front attached garage, fully finished basement, and a vast private fenced pie lot, with no neighbours behind you, that provides a sense of privacy and exclusivity that is truly unmatched. As you step inside, the main floor boasts a flex room/home office or reading room, large living room, and a very functional an open kitchen concept. You™ll enjoy meal preparation on the granite counter tops, with the bright white cabinets surrounding a gas stove. From the dining nook, is the door that leads you to the huge pie shaped backyard. Beautifully landscaped, it is your own private oasis graced by an abundance of flowers, perennials, and trees. Downstairs, you find a Fully finished basement with a rough-in for an additional bathroom. As you proceed Upstairs you will find 3 good sized bedrooms, one being the primary retreat. The ensuite has been finely renovated, along with the other bathrooms in the home. The laundry room is conveniently located upstairs in this beautiful home. New shingles and siding replaced in 2013 for durability and curb appeal. Recently replaced furnace in 2022 for improved energy efficiency and comfort. Prime Location! Experience the best of Calgary living with proximity to a host of amenities, including shopping, dining, parks, and more, all within easy reach from this



enviable location in Citadel. Seamless access to major roadways ensures quick commutes and effortless connectivity to the pulse of the city. Don't miss the opportunity to call this exceptional property your own and experience the unparalleled beauty it has to offer.

Built in 2002

Essential Information

MLS® #	A2148884
Price	\$600,000
Sold Price	\$641,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Citadel Bluff Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5E3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, See
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	Remarks, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Lawn, Garden, Landscaped, Many Trees, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 26th, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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