

\$629,900 - 36 Citadel Gardens Nw, Calgary

MLS® #A2155587

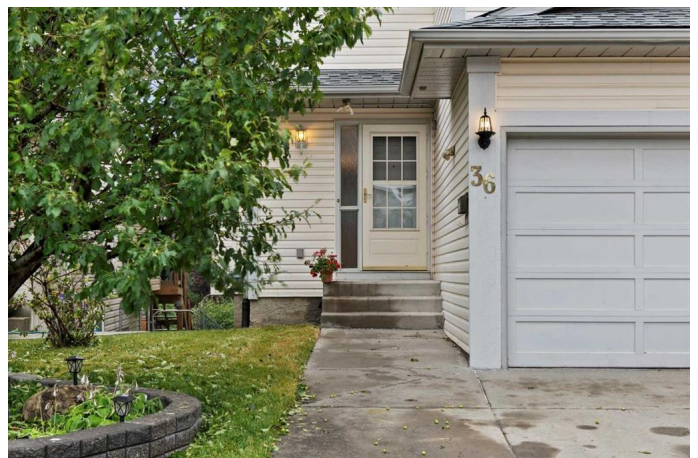
\$629,900

5 Bedroom, 5.00 Bathroom, 1,866 sqft

Residential on 0.09 Acres

Citadel, Calgary, Alberta

Situated on a quiet street in the welcoming community of Citadel, this home offers a practical layout that's ready for your personal touch. The front family room features vaulted 16' ceilings and large windows, filling the space with natural light, while the fireplace adds a cozy element. A half-wall connects this area to a second family room, creating an inviting atmosphere for everyday living. The central dining nook, conveniently located between the second family area and the kitchen, offers a comfortable spot for meals. The kitchen comes equipped with oak cabinets and stainless steel appliances, offering a practical space for your cooking needs. From the dining nook, step out onto the back deck, where you'll find a peaceful backyard with a small grove of trees, including evergreens, crab apple, and chokecherry trees, offering a sense of privacy. The main floor also includes a formal dining room that could also be used as a den, as well as a two-piece powder room with front-loading washer and dryer for added convenience. Upstairs, the primary bedroom offers ample space, complete with a walk-in closet and an ensuite with an oval soaker tub and separate shower. Two additional bedrooms are also located on this level — one with its own ensuite, plus an extra full bathroom to ensure everyone has their own space. The walkout basement is partially finished, featuring a den and a large bedroom with an ensuite. There's also plenty of potential for further development to suit your



needs.

Citadel is a community that offers schools, parks, walking and biking paths, and easy access to essential amenities like grocery stores, medical facilities, and restaurants. With quick access to major roadways, including Country Hills Boulevard, Sarcee Trail, and Stoney Trail, getting around is simple. This home presents a great opportunity for a family looking to settle into a comfortable space in a family-friendly neighbourhood.

Built in 1993

Essential Information

MLS® #	A2155587
Price	\$629,900
Sold Price	\$625,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,866
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Citadel Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X4

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	August 26th, 2024
Days on Market	14
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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