

\$664,000 - 71 Citadel Drive Nw, Calgary

MLS® #A2163560

\$664,000

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.11 Acres

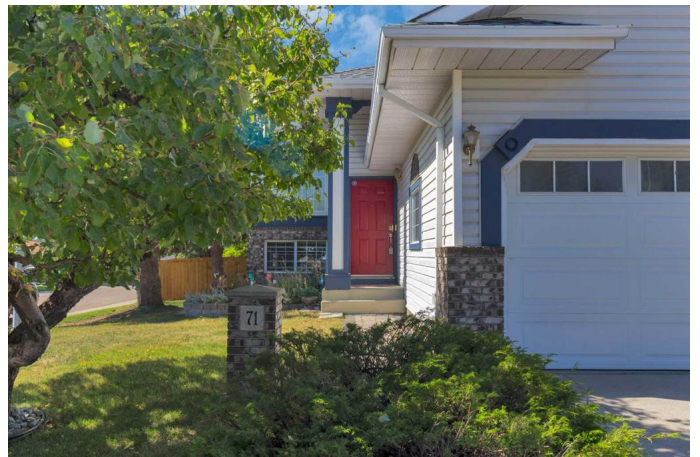
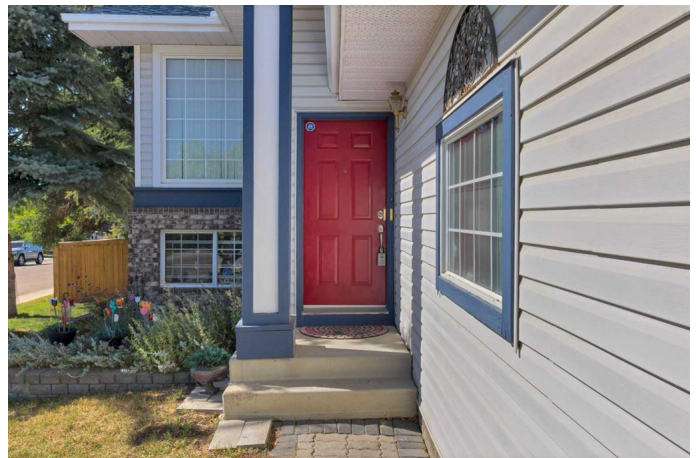
Citadel, Calgary, Alberta

Welcome to 71 Citadel Dr. SW, the perfect family home! This FULLY Developed WALK-OUT Bi-level home shows bright, with all new windows in 2015 and features a very open floorplan. It has a Contemporary feel with vaulted ceilings, private SW facing balcony and lots of space on a corner lot, in the established community of Citadel. On the main floor will find versatile Laminate Flooring throughout, a laundry closet and the Kitchen with gleaming Maple Cabinets and Stainless-Steel Appliances. All 3 Full-Sized Bathrooms were recently renovated in 2015, and the Bedrooms are all spacious and bright. On the Walk-Out level you will find newly installed over-sized south facing windows, durable Laminate Flooring, a cozy corner gas fireplace in the Family Room, a generously sized 3rd bedroom, a well cabled 4th Den/Office and another fully renovated bathroom. Double attached garage is insulated, drywalled and has 220v for an electric heater or EV Car. This home has everything you want and more. Come take a look before this one is gone!

Built in 1992

Essential Information

MLS® #	A2163560
Price	\$664,000
Sold Price	\$650,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	71 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V1

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	High Ceilings, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Gas, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 8th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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