

# \$649,900 - 193 Citadel Circle Nw, Calgary

MLS® #A2163897

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,538 sqft

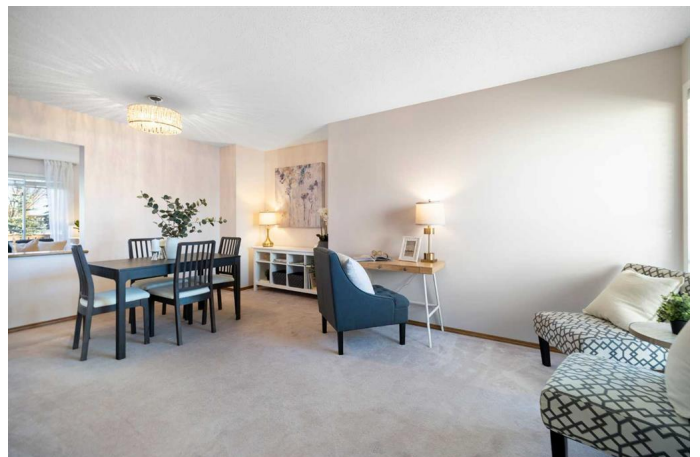
Residential on 0.10 Acres

Citadel, Calgary, Alberta

Hello, Gorgeous! Imagine living in this fully developed home featuring fresh paint throughout, 2250 SQFT (including basement) of developed space, 4 bedrooms and is ready for a quick possession! Located on a desirable pie lot in Citadel NW Calgary, this property is ideally located just around the corner from the exit onto Stoney Trail Ring Road and minutes to Beacon Hill shopping offering tons of amenities as well as walking distance to Citadel Park School.

As you enter you have your formal living and dining room to the right with large windows letting in tons of natural light. A double closet is conveniently located near the door for all your outside attire. At the rear of the home is a spacious kitchen that opens to the family room, with patio doors leading to your backyard. Ample counter space for all your cooking preparation and a corner pantry keeping you organized makes this kitchen a chef's dream! A gas corner fireplace adds a nice touch to the family room making it a great gathering space. Completing this level you have a convenient laundry and mudroom combination as you enter from the double attached garage and your powder room tucked away from the main living space with a pocket door.

At the top of the stairs, the primary bedroom offers a full ensuite as well as walk-in closet. Two additional bedrooms and an additional 4



piece bath complete the upper level.

Off the kitchen you head down to the developed basement which includes a large recreation room with a wet bar, an additional bedroom, and a full 3 piece bathroom, creating the perfect setting for game nights and social gatherings.

Citadel is a welcoming community celebrated for its family-friendly atmosphere and beautiful green spaces. With well-maintained parks, scenic walking paths, and easy access to schools, residents enjoy a vibrant lifestyle. You won't want to miss this opportunity to own a home in one of Calgary's best Northwest communities!

Built in 1995

**Essential Information**

MLS® #	A2163897
Price	\$649,900
Sold Price	\$642,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,538
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	193 Citadel Circle Nw
Subdivision	Citadel
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 4C2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 21st, 2024
Date Sold	November 4th, 2024
Days on Market	14
Zoning	R-C1N
HOA Fees	70.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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