

\$670,000 - 27 Citadel Pass Crescent Nw, Calgary

MLS® #A2164743

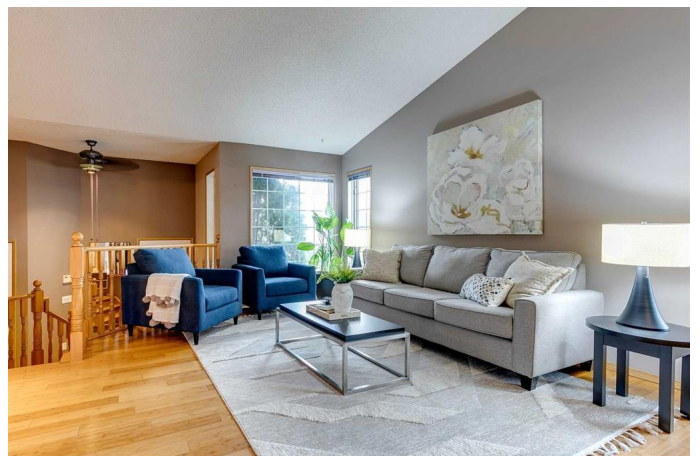
\$670,000

4 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.13 Acres

Citadel, Calgary, Alberta

Welcome to this delightful walk-out bi-level home, perfectly situated in Citadel. Offering over 2,000 square feet of thoughtfully developed space, this residence blends modern amenities with practical features, making it an ideal choice for both families and retirees. Step inside to be greeted by high vaulted ceilings and an abundance of natural light streaming through large windows, creating a bright and welcoming atmosphere. The main level features elegant bamboo hardwood flooring that flows seamlessly through the common areas, enhancing the home's open and airy feel. The well-appointed kitchen boasts newer appliances, ample counter space, and a functional layout that makes meal preparation enjoyable. Adjacent to the kitchen is spacious eat-in dining room. The master bedroom is a private retreat, complete with double closets and a four piece en-suite bathroom. This level includes a second spacious bedroom and a four-piece bathroom, as well as the laundry conveniently located next to the bedrooms. The fully developed walk-out basement is a highlight of this home. It features a custom-built oak bar and a cozy gas fireplace, creating an inviting space for gatherings. The basement also includes an additional bedroom, a den and a large bathroom, providing ample space for family or guests. The walk-out design ensures easy access to the fully fenced, sunny south-west facing backyard, seamlessly blending indoor and



outdoor living. The outdoor spaces are ideal for relaxing on warm afternoons or hosting outdoor gatherings. With a spacious area for play and relaxation, itâ€™s an ideal spot for both family fun and quiet retreats. New furnace (2023)

Built in 1992

Essential Information

MLS® #	A2164743
Price	\$670,000
Sold Price	\$656,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	27 Citadel Pass Crescent Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood,

	Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 21st, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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