

\$629,900 - 306 Citadel Drive Nw, Calgary

MLS® #A2165890

\$629,900

3 Bedroom, 4.00 Bathroom, 1,497 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

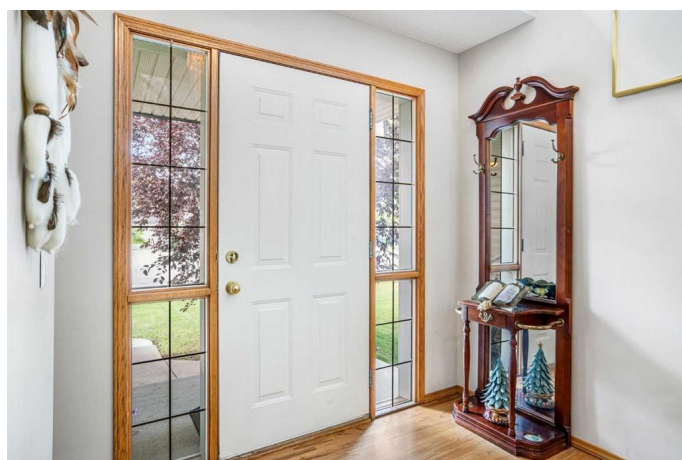
Discover this welcoming 2 storey family home in the heart of Citadel, one of Calgary's most family-friendly communities. Offering over 2,200 square feet of well-planned living space, this home combines comfort and functionality with ample room for everyone. The main level boasts an open-concept living and dining area, complemented by a spacious kitchen with plenty of counter space and cabinetry ideal for family meals and gatherings. Upstairs, find two well sized bedrooms, including a primary suite with a private 5 piece ensuite bathroom and a jetted tub, plus an additional full bathroom. The fully finished basement, with its own separate entrance, includes an illegal suite featuring a large bedroom, a 4-piece bathroom, a cozy living area, and a kitchenette, perfect for extended family, guests, or potential rental income. This home also features attached double garage providing added convenience for enclosed parking, along with plenty of room for storage. Backyard offers a large deck to enjoy your gatherings outdoors in the summer. Situated close to parks, schools, and essential amenities, this home in Citadel offers a lifestyle of ease and opportunity. Don't miss the chance to make it your own!

Built in 2000

Essential Information

MLS® #

A2165890



Price	\$629,900
Sold Price	\$616,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,497
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	306 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Jetted Tub, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Window Coverings, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 13th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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