

# \$625,000 - 103 Citadel Acres Close Nw, Calgary

MLS® #A2207106

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,368 sqft

Residential on 0.08 Acres

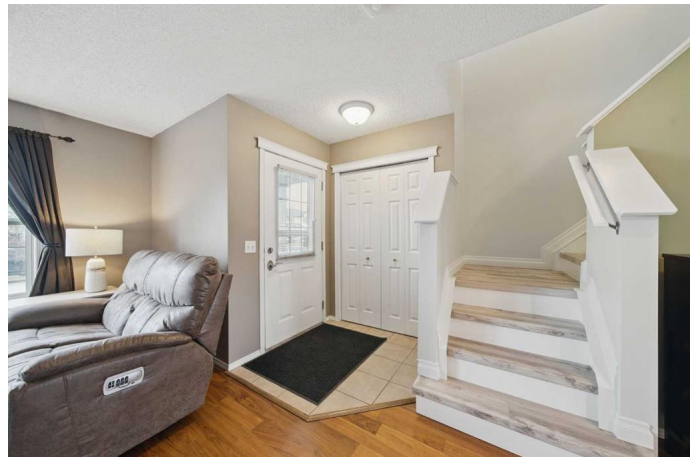
Citadel, Calgary, Alberta

Welcome to this exceptional 1,300 sq. ft., 4-bedroom, 3.5-bathroom home that truly has it all! From thoughtful updates to fantastic features, this property is designed to meet the needs of any lifestyle.

Step inside and discover the fully renovated upstairs, boasting luxury vinyl plank flooring, sleek new molding, and a fresh coat of paint throughout. The kitchen, complete with new appliances, is strategically divided from the living room, creating the perfect space for entertaining. Sunlight streams through the south- and north-facing windows, filling the home with natural light all day long.

Downstairs, the finished basement offers additional living space and includes a full bathroom, making it ideal for guests or hobbies. Outside, the south-facing backyard is a gardener's paradise, offering sun all day and year-round. Relax under the pergola on the back deck, and make use of the large rain barrel on the west side of the house to keep your outdoor space thriving.

The detached double garage is a standout feature, offering 240V power, its own electrical panel (installed and inspected in 2020), partial insulation, a heater, and a custom-built workbench with lower cabinets. It's perfect for buyers seeking a workshop or EV charging capabilities. Additionally, the shed offers dual access from the yard and alley,



accommodating ATV storage with ease.

Situated close to parks, walking paths, and just minutes from Costco and Hmart for all your shopping needs, this home is as convenient as it is charming. Donâ€™t miss your opportunity to call this incredible property homeâ€”schedule your viewing today!

Built in 2001

**Essential Information**

MLS® #	A2207106
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,368
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	103 Citadel Acres Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 9th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.