

\$625,000 - 47 Citadel Acres Close Nw, Calgary

MLS® #A2230178

\$625,000

4 Bedroom, 3.00 Bathroom, 1,297 sqft
Residential on 0.08 Acres

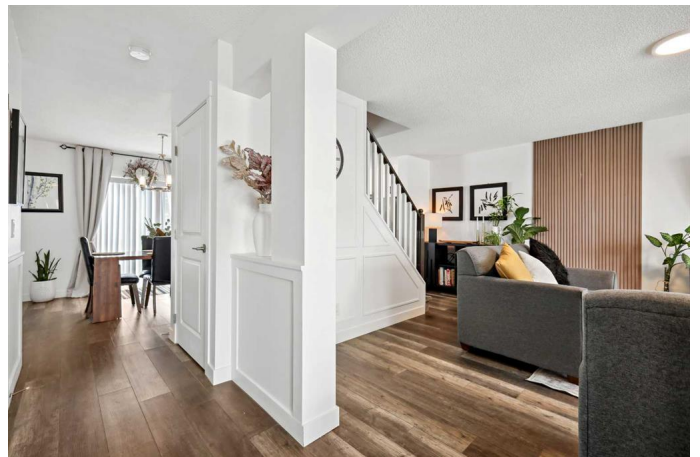
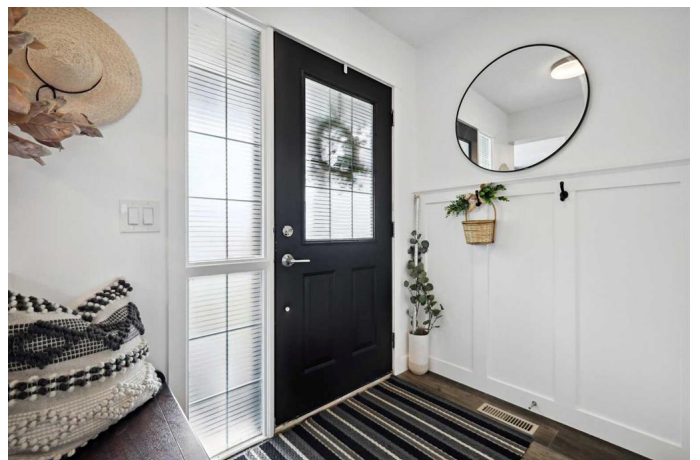
Citadel, Calgary, Alberta

Welcome to a home that doesn't just check all the boxes – it raises the bar. Tucked away on one of Citadel's most sought-after and quietest streets, this beautifully renovated home offers nearly 2,000 sq ft of thoughtfully designed living space, and it's ready for you to move in and start your next chapter – no updates, no waiting, no stress.

This 4-bedroom, 3-bathroom stunner has been completely transformed from top to bottom with premium finishes that strike the perfect balance between modern elegance and everyday comfort. Step inside and you're greeted with luxury vinyl plank flooring and soft, plush carpet – every step feels like quality.

The heart of the home – the kitchen – is fully upgraded with new cabinetry, sleek appliances, expanded cabinet space, and modern hardware, making it feel like a custom-built dream. Fresh trim, brand new doors, and designer lighting throughout the home add to the seamless, polished look – including smart lighting in the basement, creating the perfect ambiance for movie nights, a home office, or a stylish rec space.

Downstairs, the fully finished basement features a versatile bonus room that offers incredible flexibility – whether it's a home theatre, a playroom, a cozy retreat, or



even your own creative studio, it sets the perfect tone with warmth, comfort, and elevated style. You'll also find a newly updated bathroom, beautiful wall paneling, and durable finishes that elevate both form and function.

But it's not just what you see – this home gives you peace of mind where it counts: with a brand-new furnace, new hot water tank, upgraded bathrooms, and systems built to last, you can truly move in without lifting a finger.

Outside, the value continues with a well-cared-for yard, recently redone sod, and a brand new deck with gated storage underneath – perfect for entertaining and maximizing your outdoor space. A paved back lane leads to an oversized double detached garage with a new concrete apron for clean, durable access. Plus, there's plenty of street parking right out front – perfect for guests and everyday convenience.

And location? Just steps from parks, schools, green spaces, and all the family-friendly amenities that make Citadel one of Calgary's most loved Northwest communities.

This is more than just a house – it's a fully upgraded lifestyle waiting for you to call it home.

Built in 2000

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2230178 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,297 |
| Acres | 0.08 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 47 Citadel Acres Close Nw |
| Subdivision | Citadel |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5A6 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |

Listing Details

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

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