

# \$678,999 - 48 Citadel Park Nw, Calgary

MLS® #A2206408

## \$678,999

3 Bedroom, 3.00 Bathroom, 1,824 sqft  
Residential on 0.10 Acres

Citadel, Calgary, Alberta

OPEN HOUSE: Sat, March 29 and Sun, March 30 from 2-4:30 pm. Here is your opportunity to own a beautiful walk out home in Citadel Park Estates. This impressive home boasts a 2-story living room with fireplace, a beautiful open kitchen with granite counter tops and eat in dining area as well as a formal dining area perfect for a home office. The master retreat has a walk-in closet and an impressive ensuite with skylight. Two additional bedrooms complete the upper floor. The walk out lower area has a beautiful family room complete with fireplace, a pool table (included) and a flex area to utilize as you wish. Upgrades and updates include beautiful stained real hardwood floors, upgraded appliances, newer front door, furnace, decking and window coverings. This home is surrounded by mature trees, walking paths leading to parks and playing fields. Minutes to schools, shopping, transit and all services.

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206408  |
| Price          | \$678,999 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,824     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 48 Citadel Park Nw |
| Subdivision | Citadel            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 3X8            |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Granite Counters, No Animal Home, Pantry, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Washer, Window Coverings, Garburator  |
| Heating           | Baseboard, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Gas, Living Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, City Lot, Few Trees, Irregular Lot, Gentle Sloping, Sloped Down |
| Roof              | Asphalt  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |

Foundation            Poured Concrete

**Additional Information**

Date Listed            March 28th, 2025

Days on Market        5

Zoning                  R-CG

**Listing Details**

Listing Office          CIR Realty



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.