

# \$615,000 - 170 Citadel Acres Close Nw, Calgary

MLS® #A2232164

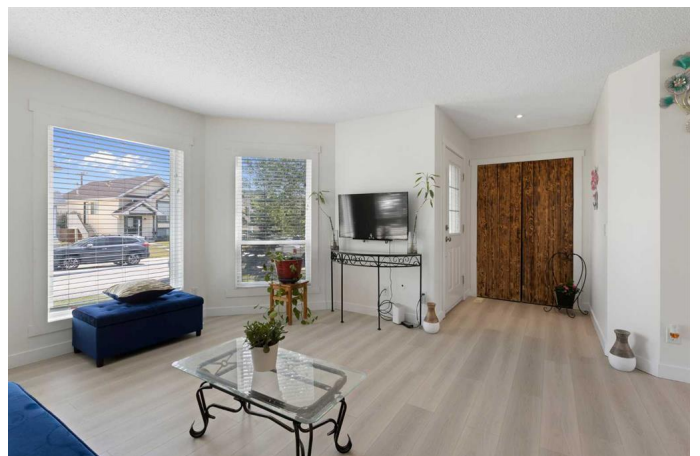
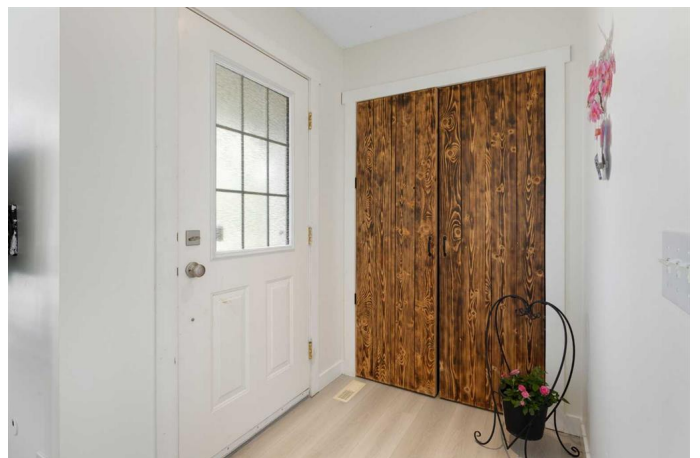
**\$615,000**

3 Bedroom, 4.00 Bathroom, 1,401 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

From the moment you arrive, youâ€™ll feel the charm and comfort that this lovingly updated home offers. Step inside, and youâ€™ll immediately notice how bright and cheerful the space is. Thanks to an abundance of large windows, natural light streams through every room, creating an uplifting atmosphere youâ€™ll appreciate all year round. The fresh coat of paint and new luxury vinyl plank flooring give the home a modern, polished feel â€” all you have to do is move in and make it yours. The main floor is designed with family living in mind. The kitchen is both stylish and functional, featuring butcher block countertops, a chic mosaic tile backsplash, and a stone-surround peninsula where you can sip your morning coffee or help with homework while dinner simmers on the stove. Itâ€™s easy to imagine hosting friends here â€” everything flows naturally out to the fully fenced backyard, making entertaining a breeze. And speaking of the backyardâ€¦ the multi-tiered deck is perfect for everything from lazy summer afternoons to weekend BBQs. Fire up the built-in grill, soak in the built-in hot tub, or flex your green thumb with the garden planter boxes. Plus, the paved back lane gives convenient access to the oversized double detached garage, offering plenty of room for vehicles, bikes, and all the gear that comes with an active family lifestyle. Upstairs, youâ€™ll find three comfortable bedrooms, including a relaxing primary retreat with walk-in closet and its own ensuite! And with a total of



3.5 bathrooms throughout the home, getting everyone out the door in the morning will be a little less hectic. The fully developed basement is where family movie nights or big game days truly shine. The media room is ready to impress with a built-in projector, projector screen wall, and audio system. Plus, you'll have peace of mind thanks to the included monitor displaying the feed from the four exterior security cameras. You'll appreciate the newer furnace and hot water on demand system — two big-ticket items already taken care of. This neighborhood has everything you need close by, with elementary and middle schools just a short distance away and a public library only about a 5-minute drive. You'll love spending time at Citadel Park and Playground, just a quick 2-minute walk from home, featuring plenty of green spaces, trails, and play areas. For fitness and recreation, the Crowfoot YMCA and Shane Homes YMCA at Rocky Ridge are only a 5-minute drive away. Getting around is convenient with bus stops just a 3-4 minute walk and the Crowfoot C-Train Station about 5-6 km away, offering easy access to downtown Calgary. Shopping is a breeze, with Crowfoot Crossing, Beacon Hill Shopping Centre, Costco, Walmart, and Real Canadian Superstore all within a short 2 to 4 km drive, where you'll find everything from groceries and restaurants to medical and various services. Come take a look — you might just find yourself planning your first backyard gathering before you even drive away!

Built in 2001

### **Essential Information**

MLS® #	A2232164
Price	\$615,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,401
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	170 Citadel Acres Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Built-in Barbecue, Fire Pit
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	7
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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