

# \$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

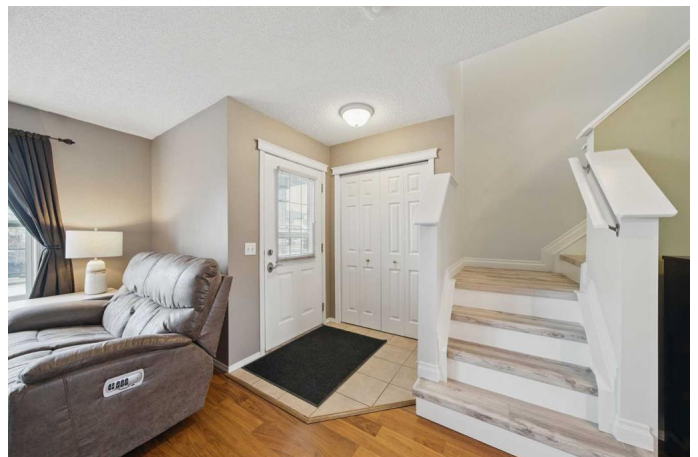
Citadel, Calgary, Alberta

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 | 22              |
| Zoning         | R-CG            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.