

# \$649,800 - 397 Citadel Hills Circle Nw, Calgary

MLS® #A2199384

## \$649,800

4 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

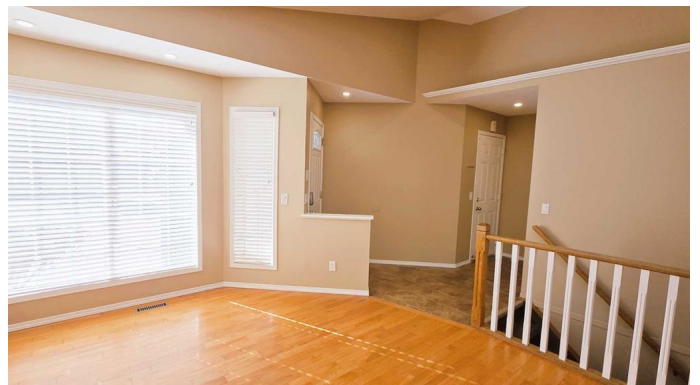
Citadel, Calgary, Alberta

This stunning 4-bedroom home offers hardwood floors, vaulted ceilings, and a beautifully designed kitchen with granite countertops and upgraded appliances. Nestled on a peaceful crescent near a park, it features a sunlit living room with skylights, an open-concept eat-in kitchen, and a spacious master suite with a walk-in closet and ensuite. The lower level includes two additional bedrooms, a rec room with a fireplace, and a games area. Additional highlights include main floor laundry, a 2-car garage, and a fenced backyard with a deck. Recent upgrades include new pipes (Poly-B replaced), 80% new windows, a new roof, a hot water tank, and high-efficiency furnace. Located in a desirable neighborhood close to shopping and amenities, this is a fantastic opportunity!

Built in 1992

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199384    |
| Price          | \$649,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.13        |
| Year Built     | 1992        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 397 Citadel Hills Circle Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 3V7                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Jetted Tub |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Basement  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 5th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 72   |
| Zoning         | R-CG |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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