# \$599,900 - 11 Citadel Acres Close Nw, Calgary

MLS® #A2239960

### \$599,900

3 Bedroom, 2.00 Bathroom, 1,298 sqft Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained residence in Citadel, perfectly positioned for family living with a playground just steps away. Enjoy the convenience of nearby public and Catholic elementary schools, scenic pathways, tennis courts, a hockey rink, and easy access to major roadways, while everyday amenities are only a short drive from your doorstep.

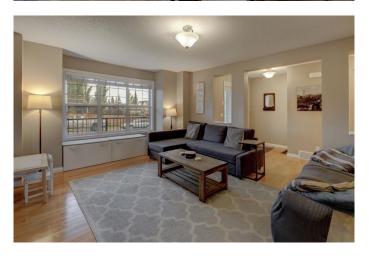
Step inside to discover gleaming hardwood floors that flow throughout the main and upper levels, creating a warm and cohesive ambiance. The inviting living room centers around a stylish tile-faced fireplace, ideal for cozy gatherings, while the functional kitchen impresses with its dark cabinetry and stainless steel appliances. Adjacent, the dining space seamlessly connects to a private rear deck, perfect for outdoor entertaining on this spacious, sunny southwest-facing deck, complete with natural gas BBQ hookup.

Upstairs, three well-proportioned bedrooms await, including a spacious primary suite boasting ample double closets and private entry to the full bathroom. The versatile walk-up basement offers untapped potential, ready for your personalized touch to expand the living space.

Outside, the standout feature is the oversized 24x24 ft double detached garageâ€"fully insulated and heated, complete with a sub-panel and 240V outlet, making it the







ultimate workshop or storage haven for hobbyists and DIY enthusiasts alike.

Don't miss this exceptional opportunity in a vibrant neighborhoodâ€"schedule your private tour today and make it yours!

Built in 2000

#### **Essential Information**

MLS® # A2239960 Price \$599,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,298 Acres 0.08 Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 11 Citadel Acres Close Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5A7

#### **Amenities**

Parking Spaces 2

Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Heated

Garage, Insulated, Oversized, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Vinyl

Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Unfinished, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,

Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Manufactured Floor Joist

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 15th, 2025

Days on Market 3

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX West Real Estate

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