# \$724,900 - 42 Citadel Crest Green Nw, Calgary

MLS® #A2254249

## \$724,900

5 Bedroom, 3.00 Bathroom, 2,314 sqft Residential on 0.13 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully upgraded Beattie "Windsor" two-storey home, offering over 2,314 sq. ft. of thoughtfully designed living space in a quiet cul-de-sac. Situated on a well-landscaped pie-shaped lot, this spacious property features 4 bedrooms, 3 full bathrooms, a main floor den, and an upper-level bonus roomâ€"perfect for growing families or those who love to entertain. The large kitchen boasts a generous island, walk-in pantry, and a bright dining nook that opens onto a newly updated deck, ideal for enjoying the outdoors. Upstairs, the primary suite includes a cozy retreat area and a luxurious ensuite with a jetted tub and separate shower. This home also includes a high-efficiency HRV (Heat Recovery Ventilation) system, eliminating the need for bathroom fans and ensuring optimal air quality throughout. Recent upgrades include a new roof, windows, siding, hardwood floors, vinyl plank and carpet, fresh paint, new hot water tank (installed June 2024), updated bathroom faucets, new range hood, and enhanced attic insulation. The straight staircase adds a modern touch, and the undeveloped basement provides excellent potential for future customization. With all the major updates completed, this move-in-ready home is a fantastic opportunity in a desirable location.







Built in 2000

#### **Essential Information**

MLS® # A2254249 Price \$724,900

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 2,314
Acres 0.13
Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 42 Citadel Crest Green Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 4W5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Front Drive

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Cul-De-Sac, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 4th, 2025

Days on Market 55

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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