

# \$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

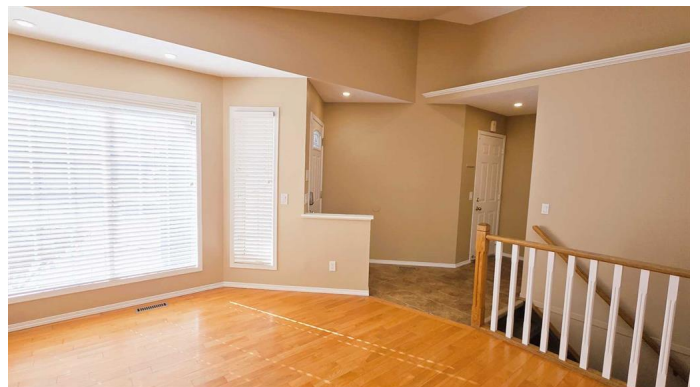
Citadel, Calgary, Alberta

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
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Days on Market	63
Zoning	R-CG

## **Listing Details**

Listing Office	Grand Realty
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