$668,000 - 40 Citadel Pass Crescent Nw, Calgary

MLS® #A2202309

$668,000
3 Bedroom, 3.00 Bathroom, 1,217 sqft
Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to your home with Walkout in the Community of Citadel! The opportunity to design and chose the colour of your choice for flooring and paint. This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of the Calgary's safest and easy accessed neighbourhoods of NW Calgary. This lovely home features inviting living spaces, with 2 bedrooms upstairs complemented by a 4-piece bathroom and a convenient 4-piece ensuite off the primary bedroom on the Main floor. Downstairs, you'll find an additional one bedroom and den and storage room with another 3-piece bathroom. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning with Natural Light from the windows. The MAIN FLOOR INCLUDING BEDROOMS, BATHROOMS, LAUNDRY and KITCHEN. Main floor carpet can be renewed by your choice of colour. The roof is redone in 2023 and the heating system totally renewed in 2024. The finished Walkout basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space or easy turned to a legal secondary suit. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage which you can park your oversized or entertaining vehicle in front. This Location is easy access to Stony Trail and just a short drive away to parks,

schools and shopping centre. Enjoy this family-friendly atmosphere, witch perfectly complements your lifestyle. Don't miss this exceptional opportunity to make Citadel your new home. Enjoy This Detached Bilevel Sunny, South Facing back yard with Vaulted Ceiling and Walkout Basement, Great home to live or invest.

Built in 1992

Essential Information

MLS® #	A2202309
Price	$668,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,217
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	40 Citadel Pass Crescent Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, No Animal I Ceiling(s)
Appliances	Dryer, Electric Stove, Garag Coverings
Heating	Boiler, Fireplace(s), Natural G
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Shingle
Construction	Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	37
Zoning	R-CG

Listing Details

Listing Office	First Place Realty

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