

# \$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 garage—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 neighborhood—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, Garage Faces Rear, Heated Garage, Insulated, Oversized
# 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	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX West Real Estate
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