

# \$659,800 - 341 Citadel Hills Circle Nw, Calgary

MLS® #A2240221

**\$659,800**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

OPEN HOUSE Sat., July 26, 1 - 3pm. Come check out this Beautifully Upgraded house (over \$70 K in Renos in the last 3 years)!! With a total of 4 bedrooms and 3 full baths there's lots of room for your family. The main living area is open and vaulted giving it a very spacious feeling. You'll love the kitchen with granite countertops and all new stainless steel appliances - DOUBLE oven stove, refrigerator with water on the door and the dishwasher can do 1/2 loads when needed. New custom window coverings add to your privacy and quality of life with black outs in the bedrooms so you can get a quality sleep! All new LoE triple pane windows and R50 attic insulation & basements joists spray will help make a difference on your heating bills. No need to be overly concerned with hail as the roof was redone last fall with hail resistant Malarkey Vista class 4 shingles and Gutter Guards installed - no need to clean those gutters any more! Plus the hot water tank was replaced this year with a 50 gallon tank. The new Stone gas fireplace (\$7800) in lower level will keep things cozy in the cooler months. Italian porcelain type tiles in the kitchen dining area and hardwood floors in the living room are beautiful and easily maintained. For your outdoor enjoyment there is a Beautiful backyard with lots of perennials and a rain barrel to help with the watering. The large deck with 2 gas lines( one for the BBQ & one for the fire pit) is perfect for entertaining. Your double attached, insulated garage, with a new door,



will keep your vehicles safe from nasty weather.

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240221      |
| Price          | \$659,800     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,180         |
| Acres          | 0.11          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 341 Citadel Hills Circle Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 3V7                     |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                    |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Insulated, On Street |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings        |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                              |

|                 |                         |
|-----------------|-------------------------|
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Stone, Glass Doors |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Barrel/Cistern(s), Rain Gutters, Storage |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot                      |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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