

\$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

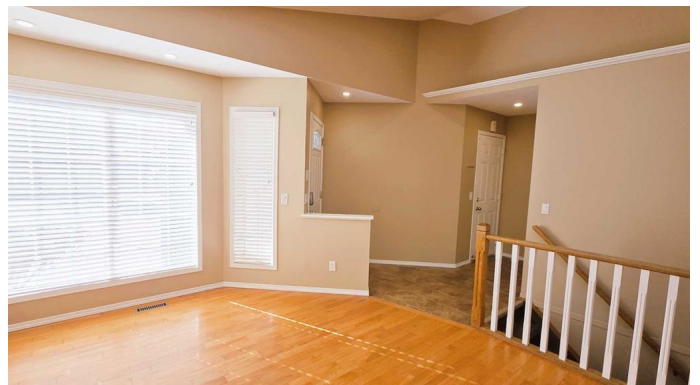
Citadel, Calgary, Alberta

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 |
|-------------|-----------------|

| | |
|----------------|------|
| Days on Market | 65 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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