

# \$679,900 - 24 Citadel Pass Crescent Nw, Calgary

MLS® #A2217033

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to 24 Citadel Pass Crescent! The perfect home for you and your family to grow in one of the best communities in Calgary! This immaculate bungalow has been well kept for and it shows! Tons of recent upgrades – roof done in 2015, new furnace, heat pump, tankless water heater, water softener, humidifier and air purifier all installed in 2023! Minutes away from parks, walking paths, Tennis courts, community halls, amenities, ravines and not one but two schools! With an established bus route and bus stops right around the corner you have direct access to the Crowfoot station. Stoney Trail is minutes away for easy access anywhere to the city, downtown is a 20-minute drive and the UofC is 12 minutes!

The main floor boasts a great open layout with two large bedrooms and two 4 pieces bathrooms! Once you walk in the main entrance you™ll be welcomed by a large open living room, which is perfect for hanging out or hosting guests. To the right you have the beautiful Chef™s kitchen complete with a pantry and tons of storage space. The kitchen has an open view of the living room so you can stay connected with your loved ones while cooking dinner! Attached to your kitchen is your dedicated dining area large enough to easily fit a 6-person dining table and with large windows bringing in tons of natural light just like the rest of the house! Did I forget to mention the main floor laundry tucked away to the side? No more hauling laundry up and



down the stairs! You have access to your double car garage from here as well which fits two full sized vehicles!

Come on back where you have your very own deck! Whether it's enjoying your morning coffee or firing up the BBQ in the summer, this space is perfect for any occasion! You get to oversee your spacious backyard with its own shed and trampoline for the kids! The owners have professionally maintained their lawn so you don't have to worry about trying to revive the grass! Further down to the right you have your Master retreat complete with vaulted ceilings, a spacious walk-in closet and a 4-piece ensuite this room is an ideal space to end your day! Down the hall you have another 4-piece bathroom and an additional room which is great for young families with younger kids!

It gets even better downstairs in your fully completed walk out basement! Here you will find yet another 3-piece bathroom to the side and a very large open family room! This space is just perfect for those cozy movie nights by the fireplace! Have a teenager who needs their own space? No problem! You have a 3rd bedroom down here with its own spacious walk-in closet! There is a den right beside with French doors which you can use as an office or a guest bedroom!

This property has everything you need to grow in. Perfect for first time home buyers or investors! Don't miss the opportunity to view this gem and book your viewing today!

Built in 1992

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217033  |
| Price     | \$679,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,218       |
| Acres          | 0.11        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 24 Citadel Pass Crescent Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 3V1                     |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Playground, Community Gardens                                                                                                                          |
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected, Fiber Optics Available, High Speed Internet Available |
| Parking Spaces | 4                                                                                                                                                                       |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Concrete Driveway                                                               |
| # of Garages   | 2                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Storage, Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Washer/Dryer, Water Softener, Window Coverings                                                  |
| Heating           | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas, Exhaust Fan, Heat Pump, Humidity Control                                                                                                                                       |
| Cooling           | Central Air, Full                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                               |

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Fireplaces   | Basement, Decorative, Gas, Gas Starter, Mantle, Brick Facing |
| Has Basement | Yes                                                          |
| Basement     | Exterior Entry, Finished, Full, Walk-Out                     |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Storage                                                                                         |
| Lot Description   | Front Yard, Garden, Gentle Sloping, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Brick, Concrete, Vinyl Siding                                                                            |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Golden Keys Realty |
|----------------|--------------------|

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