

# \$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

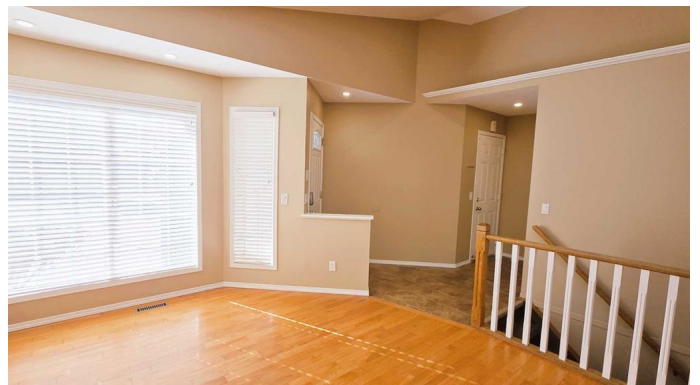
Citadel, Calgary, Alberta

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	67
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.