

13 Citadel Gardens NW
Calgary, Alberta

MLS # A2185995



\$619,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Nestled in a quiet, desirable street in the Citadel community!, This beautifully upgraded two-story home is perfect for family living. With 3 spacious bedrooms + bonus room, 2.5 bathrooms, and 1,773.5 sq ft of well-planned living space, this home is an excellent choice. Recent upgrades include: New microwave (2025). New dishwasher (2022). New hot water tank (2022). Quartz countertops in kitchen and all bathrooms (2024). Fresh paint on upper floor 2 bedrooms and most basement walls. The main floor features soaring vaulted ceilings and a cozy gas fireplace in the living room. The kitchen is spacious and well-appointed, with a formal dining area, family room, and a half bath. A half bath with convenient laundry set off the double attached garage. Upstairs features the spacious master suite with a walk-in closet and a luxurious ensuite. Two additional good-sized bedrooms share the second full bathroom. A large bonus room overlooks the living room, offering a perfect space for relaxation or play. The fully finished basement featuring a large recreation room and a versatile flex room, ideal for hobbies or a home office. The fully fenced backyard offers privacy and space for outdoor activities. Enjoy easy access to major roadways such as Country Hills Boulevard, Sarcee Trail, and Stoney Trail. Nearby schools, parks, shopping, and transit options further enhance the appeal of this home. Don't miss the opportunity to own this wonderful family home in Citadel! Open Houses: from 1:00 pm to 3:00 pm on Saturday and Sunday, January 11th and 12th, 2025.