

# \$700,000 - 24 Citadel Court Nw, Calgary

MLS® #A2199943

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.14 Acres

Citadel, Calgary, Alberta

Welcome to 24 Citadel Court. Join me as present the top 20 features this home has to offer! 1. Located in a quiet cul-de sac with no traffic. 2. Backing onto green space. 3. Walk out-basement. 4. Walking distance to Citadel Park (K-5) school. 5. Modern curb appeal. 6. Massive storage room in basement. 7. Beautiful natural light with floor to ceiling windows in the back of the home. 8. Incredible open to above concept. 9. Timeless hardwood floors. 10. Easy access to Stoney, Nose Hill, Sarcee, Crowfoot and Beacon Hill. 11. 5 mins to Superstone 12. Beautiful large sunny yard with easy access to paths and trails. 13. No houses behind you. 14. Upper and lower decks. 15. 2 large basement bedrooms for kids or guests. 16. Master bedroom w/ en suite and walk in closet. 17. Bright open kitchen with granite countertops tops and corner pantry. 18. Mud room with benches & storage. 19. Double attached garage 20. Bungalow layout that works for so many lifestyles. Now it's your turn to come experience everything 24 Citadel Court has to offer for your family. Welcome Home!

Built in 1993

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2199943  |
| Price    | \$700,000 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,383       |
| Acres          | 0.14        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 Citadel Court Nw |
| Subdivision | Citadel             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 4X9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, Gas Stove                |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas, Basement                                                                                                                              |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, See Remarks, Walk-Up To Grade                                                                                                    |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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