

# **\$679,900 - 127 Citadel Estates Terrace Nw, Calgary**

MLS® #A2221696

**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to this extremely well cared for family home, complete with three bedrooms plus sunny bonus room upstairs, and a WALK OUT basement, located in the desirable NW community of Citadel. The moment you walk through the front door you are greeted by a bright, open entrance with vaulted ceilings and a stairwell that combines style and function. The kitchen features a sit up breakfast bar, stainless steel appliances, loads of cupboard space and plenty of countertop for all your cooking/baking needs. The nook/dining area easily holds a table that seats six with room to spare. The main floor living room is spacious and can accommodate whatever comfy furniture you need! You will also find the laundry room conveniently tucked away in a cute space on the main floor. Upstairs you will no doubt take notice of the bright, open bonus room, with large west facing windows with even a small hint of the mountains! The Primary bedroom will comfortably fit a king bed and boasts a generous size ensuite. Two more bedrooms round out the upper floor. The backyard is set up to meet all your needs with a large upper east facing deck and a lower patio area for you to enjoy quiet evenings or to entertain friends and family. Morning sun and fully fenced, you have everything you need in a back yard for year-round enjoyment. The walk-out basement is developed with a generous size 4 pc bathroom and living room area. Your new home is ideally located close to schools, parks, bus stops and walking areas



and of course all your shopping needs. Come home to Citadel today!

Built in 2001

### **Essential Information**

MLS® #	A2221696
Price	\$679,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	127 Citadel Estates Terrace Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4S4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Dog Run Fenced In, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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