

# \$618,900 - 74 Citadel Acres Close Nw, Calgary

MLS® #A2228420

**\$618,900**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.08 Acres

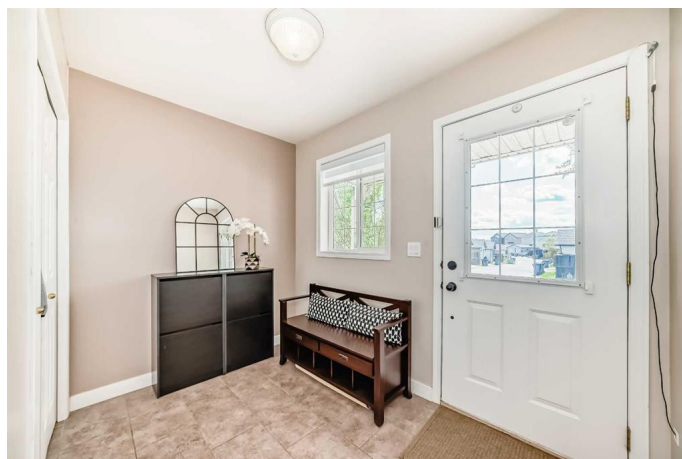
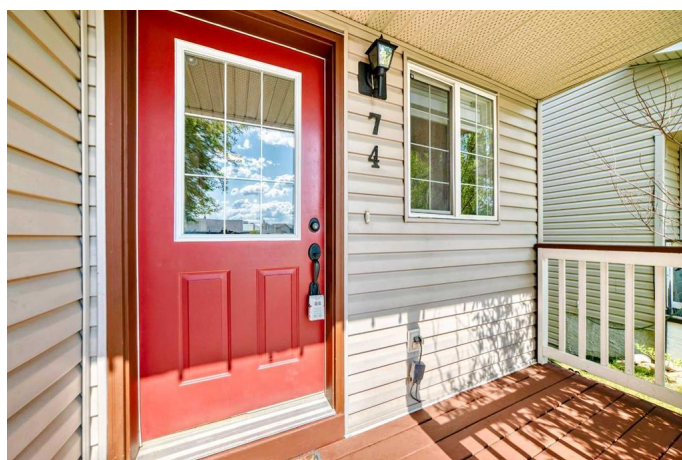
Citadel, Calgary, Alberta

Welcome to this inviting and well-maintained home located on a quiet street in the desirable community of Citadel NW. This well-maintained home with second owner features engineered hardwood flooring throughout the main level, a cozy living room with gas fireplace and built-in shelving, and a functional kitchen with ample cabinetry, generous counter space, and an eating bar. The adjacent dining area opens onto a covered upper deck with a gas line—perfect for summer BBQs. Upstairs offers 3 spacious bedrooms, including a primary suite with his-and-hers closets and a 4-piece ensuite. The WALKOUT basement is bright with large windows and awaits your finishing touch. Enjoy the fully fenced backyard and OVERSIZED DOUBLE GARAGE. Citadel is known for its central park, recreational facilities, and proximity to schools (K-9 public and Catholic). One of Calgary's safest and most family-friendly neighbourhoods—don't miss this fantastic opportunity!

Built in 2001

## Essential Information

MLS® #	A2228420
Price	\$618,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,491
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	74 Citadel Acres Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A6

### **Amenities**

Amenities	Clubhouse, Park, Recreation Facilities, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance

	Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	30
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Engel & Völkers Calgary
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