

# \$609,900 - 473 Citadel Hills Circle Nw, Calgary

MLS® #A2208201

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Are you looking for a Bungalow style home in a well established NW Community?! Wait no more! Welcome home to this bright & spacious 1316 square feet Bungalow that offers a functional floor plan. As you step into the house, the roomy foyer, the vaulted ceilings, the large living/dining room combination impresses you. The airy and functional floor plan with a good size kitchen that offers island, pantry & newer appliances as well as the cozy family room with gas burning fireplace makes it easy to host family and friends. The fully developed basement offers a huge recreation room, a large bedroom & a full bathroom. Newer hot water tank, newer hardwood flooring, newer treated wood deck with natural gas hookup for BBQ, beautifully landscaped backyard, newer maintenance free fence & completely private yard,..... makes this an excellent home for a perfect family home. Walking distance to Citadel Park Elementary school, and minutes to all other amenities.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208201  |
| Price          | \$609,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,316     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 1992        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 473 Citadel Hills Circle Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 3V4                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Brick Facing, Family Room, Gas, Mantle                                                                                        |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Landscaped, Lawn, Level, Rectangular Lot   |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                28  
Zoning                              R-CG

**Listing Details**

Listing Office                    RE/MAX Real Estate (Mountain View)

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