\$675,000 - 2 Citadel Estates Heights Nw, Calgary

MLS® #A2226632

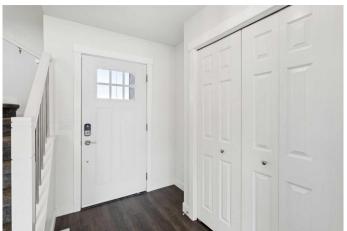
\$675,000

4 Bedroom, 4.00 Bathroom, 1,682 sqft Residential on 0.11 Acres

Citadel, Calgary, Alberta

This FULLY RENOVATED and thoughtfully UPGRADED 2-storey home in Citadel has been transformed with contemporary finishes and major improvements, including a NEW FURNACE, HOT WATER TANK, ROOF, and SIDINGâ€"all completed in 2020â€"as well as CENTRAL AIR CONDITIONING installed in 2023. The entire home has been PROFESSIONALLY CLEANED from top to bottom and boasts FRESH PAINT throughout and WASHED CARPETS. The large windows bring in an abundance of natural light. The main floor features an open-concept layout that includes a mudroom with laundry, a 2-Piece bath, and a beautifully upgraded kitchen with white cabinetry, GRANITE countertops, a stunning ISLAND with PENDANT LIGHTS, and STAINLESS-STEEL appliances. The adjacent dining area and family room open directly onto a furnished concrete PATIO. Upstairs, you'II find 3 generously sized bedrooms, including a spacious primary room with a gorgeous 5-Piece ENSUITE BATH, along with another full bathroom. A large, sunlit BONUS ROOM with a door offers excellent flexibility and can be used as a 4th bedroom. The FULLY FINISHED BASEMENT adds even more living space, featuring a large Family/Recreation Room with a DRY BAR, a bedroom, a full bathroom, and ample storage space. This home also includes a double attached garage, a fully fenced yard with outdoor storage, and a desirable CORNER LOT location directly







across from a large playground. This home is also ideally situated for convenience and lifestyle. A bus stop is located right next to the house, and Crowfoot LRT Station is just an 8-minute drive away. It's within walking distance to Citadel Park, St. Brigid School, and Citadel Park School, with several other schools just a short drive away. You'll also enjoy quick access to grocery stores, restaurants, parks, playgrounds, scenic walking paths, and major roadways like Stoney Trail. Truly move-in ready, this home presents an exceptional opportunity for comfortable, modern living in one of the city's most desirable family-friendly communities.

Built in 2002

Essential Information

MLS® # A2226632 Price \$675,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,682 Acres 0.11 Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2 Citadel Estates Heights Nw

Subdivision Citadel
City Calgary
County Calgary

Province Alberta
Postal Code T3G 5E4

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Granite Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Full

Exterior

Exterior Features Fire Pit, Lighting, Private Yard, Playground, Storage

Lot Description Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot,

Street Lighting, Front Yard, Private, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 26th, 2025

Days on Market 66

Zoning R-CG

Listing Details

Listing Office CIR Realty

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