

77 Citadel Gardens NW Calgary, Alberta

MLS # A2326310



\$620,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,819 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings

Great New Price!! Welcome to 77 Citadel Gardens NW, a beautifully maintained 1,800 sq. ft. two-storey home offering 3 bedrooms, a double attached garage, and a fully finished basement. Recent updates include fresh interior paint and brand-new PEX plumbing, with the Poly-B plumbing professionally removed for added peace of mind. Nestled on a quiet street in the highly sought-after community of Citadel, this home is conveniently located close to schools, parks, shopping, and all major amenities. Step inside to a bright and inviting foyer that opens to a spacious formal living room with an impressive open-to-above ceiling, creating a grand first impression. The main floor also features a separate formal dining room, a functional kitchen with a breakfast nook, and a comfortable family room. Patio doors lead to a raised rear deck overlooking a private, treed backyard with the added bonus of RV parking. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a 4-piece ensuite. A second full bathroom and a versatile loft area provide the perfect space for a home office, reading nook, or study area. The fully finished basement offers a large recreation/media room, ample storage space, and endless possibilities for family living and entertaining. This move-in-ready home combines thoughtful updates, functional living space, and an exceptional location—making it a fantastic opportunity in one of NW Calgary's most desirable communities.