

319 Citadel Hills Place NW Calgary, Alberta

MLS # A2341651



\$699,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows		

Inclusions: None

OPEN HOUSE THIS SATURDAY, SEPTEMBER 12th, FROM 1-3 Welcome to 319 Citadel Hill Place NW, a beautifully refreshed bungalow in the desirable community of Citadel. This home features 3 bedrooms, 3 New full bathrooms, a fully finished basement, and a bright, west-facing backyard. A zero DIY home with extensive upgrades. Inside, the home has been freshly painted from top to bottom, including all trims and baseboards. The main floor boasts new Luxury Vinyl Plank (LVP) flooring, brand-new doors, updated cabinetry, new quartz countertops, and a modern backsplash. The main level hosts 2 bedrooms and 2 fully renovated bathrooms including an ensuite you access from the his/her walk-through closet. A functional kitchen with a large pantry and open nook/breakfast space make your family gathering easy. The fully finished basement expands your living options with new carpet throughout, almost all brand-new windows, a third bedroom, a new full bathroom, laundry, and a dedicated storage room and an expansive recreational room ideal setup for a media lounge or home gym. The exterior showcases curb appeal with a welcoming front porch and refreshed, freshly painted trim. Major practical upgrades include a roof replaced approximately 10 years ago and a brand-new garage door and opener. Beyond the double attached garage, the extended driveway offers extra parking space. Step outside to enjoy afternoon sun and summer evenings in the private, west-facing backyard with new deck. Located in a quiet cul-de-sac pocket of Citadel, this move-in-ready home provides easy access to local schools, parks, shopping, and major transit routes. Check this home out before its gone. Call to view today. Quick possession available