

# \$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

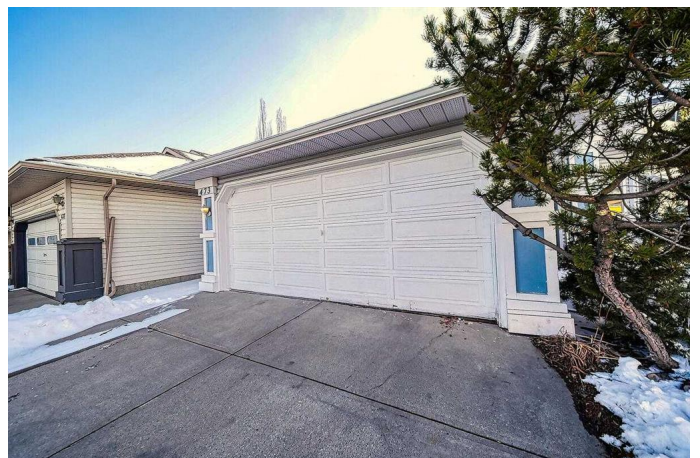
Citadel, Calgary, Alberta

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        17  
Zoning                      R-CG

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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