

# \$700,000 - 24 Citadel Court Nw, Calgary

MLS® #A2199943

## \$700,000

4 Bedroom, 3.00 Bathroom, 1,383 sqft  
Residential on 0.14 Acres

Citadel, Calgary, Alberta

Welcome to 24 Citadel Court. Join me as present the top 20 features this home has to offer! 1. Located in a quiet cul-de sac with no traffic. 2. Backing onto green space. 3. Walk out-basement. 4. Walking distance to Citadel Park (K-5) school. 5. Modern curb appeal. 6. Massive storage room in basement. 7. Beautiful natural light with floor to ceiling windows in the back of the home. 8. Incredible open to above concept. 9. Timeless hardwood floors. 10. Easy access to Stoney, Nose Hill, Sarcee, Crowfoot and Beacon Hill. 11. 5 mins to Superstone 12. Beautiful large sunny yard with easy access to paths and trails. 13. No houses behind you. 14. Upper and lower decks. 15. 2 large basement bedrooms for kids or guests. 16. Master bedroom w/ en suite and walk in closet. 17. Bright open kitchen with granite countertops and corner pantry. 18. Mud room with benches & storage. 19. Double attached garage 20. Bungalow layout that works for so many lifestyles. Now it's your turn to come experience everything 24 Citadel Court has to offer for your family. Welcome Home!

Built in 1993

## Essential Information

MLS® #	A2199943
Price	\$700,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,383
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	24 Citadel Court Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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