

# \$644,800 - 57 Citadel Gardens Nw, Calgary

MLS® #A2202085

**\$644,800**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Open House Sunday March 30th 1-3pm.

Welcome Home to Your Citadel Bungalow

This beautifully maintained 1,232.22-square-foot bungalow is nestled on a quiet street in the highly sought-after community of Citadel. Designed to meet the needs of both families and seniors, this home combines peaceful living with easy access to schools, shopping centers, and other amenities. As you step inside, the vaulted ceilings create an inviting sense of space and light. The main floor features two generously sized bedrooms and two full bathrooms, offering comfort and practicality for everyday living. The living and dining areas provide a welcoming environment, perfect for family gatherings or quiet evenings. This home has been meticulously updated to ensure comfort and reliability. Recent upgrades include a new hot water tank installed in 2023, a new fridge added in 2023, a new furnace installed in 2020 with UV light for air sanitization, a new stove added in 2021, and the owner is currently in the process of replacing all existing Poly-B piping. These updates make the home move-in ready and worry-free. The attached double garage offers secure parking and ample storage space, as well as a Chamberlain Smart Garage Hub. This house has no side walking pathways to clear of snow. The undeveloped basement provides a world of possibilities, allowing you to tailor the space to suit your needs—whether that includes



additional bedrooms, a home office, or a recreation area. With its quiet location, recent upgrades, and versatile layout, this home is perfectly suited for seniors seeking easy living or families looking for a comfortable place to grow.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202085    |
| Price          | \$644,800   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,232       |
| Acres          | 0.10        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 57 Citadel Gardens Nw |
| Subdivision | Citadel               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G3X5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage |
|-------------------|--------------------------------------------------------------------------------------------|

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating      | High Efficiency, Natural Gas                                               |
| Cooling      | None                                                                       |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other, Private Entrance |
| Lot Description   | Back Lane, Back Yard    |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 39               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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