

74 Citadel Acres Close NW
Calgary, Alberta

MLS # A2228420



\$618,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this inviting and well-maintained home located on a quiet street in the desirable community of Citadel NW. This charming property features engineered hardwood flooring throughout the main level, a cozy living room with gas fireplace and built-in shelving, and a functional kitchen with ample cabinetry, generous counter space, and an eating bar. The adjacent dining area opens onto a covered upper deck with a gas line—perfect for summer BBQs. Upstairs offers 3 spacious bedrooms, including a primary suite with his-and-hers closets and a 4-piece ensuite. The WALKOUT basement is bright with large windows and awaits your finishing touch. Enjoy the fully fenced backyard and OVERSIZED DOUBLE GARAGE. Citadel is known for its central park, recreational facilities, and proximity to schools (K–9 public and Catholic). One of Calgary’s safest and most family-friendly neighbourhoods—don’t miss this fantastic opportunity! Come and join us for our OPEN HOUSE on Saturday from 1 to 3 pm.