

# **\$659,800 - 341 Citadel Hills Circle Nw, Calgary**

MLS® #A2240221

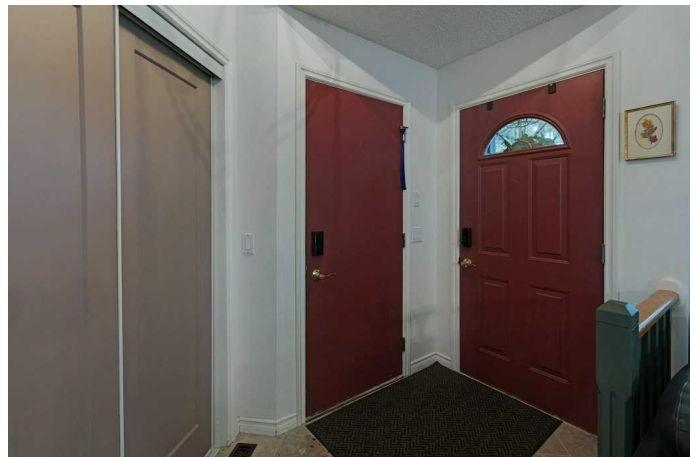
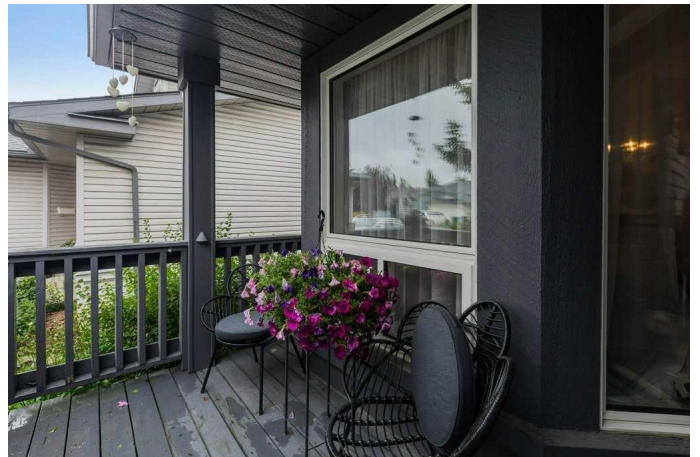
**\$659,800**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

OPEN HOUSE Sat., July 19, 1 - 3pm. Come check out this Beautifully Upgraded house (over \$70 K in Renos in the last 3 years)!! With a total of 4 bedrooms and 3 full baths there's lots of room for your family. The main living area is open and vaulted giving it a very spacious feeling. You'll love the kitchen with granite countertops and all new stainless steel appliances - DOUBLE oven stove, refrigerator with water on the door and the dishwasher can do 1/2 loads when needed. New custom window coverings add to your privacy and quality of life with black outs in the bedrooms so you can get a quality sleep! All new LoE triple pane windows and R50 attic insulation & basements joists spray will help make a difference on your heating bills. No need to be overly concerned with hail as the roof was redone last fall with hail resistant Malarkey Vista class 4 shingles and Gutter Guards installed - no need to clean those gutters any more! Plus the hot water tank was replaced this year with a 50 gallon tank. The new Stone gas fireplace (\$7800) in lower level will keep things cozy in the cooler months. Italian porcelain type tiles in the kitchen dining area and hardwood floors in the living room are beautiful and easily maintained. For your outdoor enjoyment there is a Beautiful backyard with lots of perennials and rain barrels to help with the watering. The large deck with 2 gas lines( one for the BBQ & one for the fire pit) is perfect for entertaining. Your double attached, insulated garage, with a new



door, will keep your vehicles safe from nasty weather.

Built in 1993

### **Essential Information**

MLS® #	A2240221
Price	\$659,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	341 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V7

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Insulated, On Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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