# \$719,900 - 92 Citadel Drive Nw, Calgary

MLS® #A2197281

## \$719,900

5 Bedroom, 3.00 Bathroom, 1,221 sqft Residential on 0.14 Acres

Citadel, Calgary, Alberta

Fantastic Corner Lot Detached Bi-Level Home in the Beautiful and Established Community of Citadel! This Home has been renovated over the years, is a must-see! Offering over 2,000 sq. ft. of developed living space, this home features 5 spacious bedrooms 2 on the main level and 3 in the fully finished lower level, complete with its own full bath. The chef's kitchen is a true highlight, boasting quartz countertops, graphite stainless steel appliances, and a built-in microwave and oven, blending style with functionality. The open floor plan features vaulted ceilings in the dining and living areas, drenched with natural light, giving the home an expansive airy feel. Conveniently located on the main floor, you'II find the main bedroom with a renovated Ensuite bathroom, offering a private retreat. The laundry area on the main floor adds convenience, while hardwood floors throughout the main level bring elegance and warmth. The lower level is finished with vinyl plank (LVP) flooring combining durability and style. Step out from the kitchen onto the large, maintenance-free deck and concrete patio, perfect for outdoor entertaining. The backyard also features a gravel pad for secure storage and RV parking with an electric gate, offering endless possibilities to create your ideal outdoor spaceâ€"whether it's a fire pit, relaxation zone, or more. The fully finished lower level is bright and welcoming, thanks to large windows that allow plenty of natural light to flood the space. It includes a spacious







family room, an office area, and three additional bedrooms, with a full bathroom completing this level. This space is ideal for hosting guests or providing extra room for a growing family. Situated on a corner lot with no sidewalks on one side, this home reduces winter shoveling duties. The property also includes a drywalled and gas-heated double attached garage, ensuring year-round comfort and convenience. Many recent renovations include: An open-concept kitchen designed for modern living A new furnace and hot water tank, New windows and a new roof. With endless possibilities, this home also has the potential for you to build a detached garage with a suite above or a carriage house (subject to City of Calgary approval and permitting).

#### Built in 1992

#### **Essential Information**

MLS®# A2197281 Price \$719,900

Bedrooms 5

3.00 Bathrooms

3 **Full Baths** 

Square Footage 1,221 0.14 Acres Year Built 1992

Residential Type

Sub-Type Detached Bi-Level Style

Status Active

# **Community Information**

92 Citadel Drive Nw Address

Subdivision Citadel City Calgary County Calgary Province Alberta

Postal Code T3G 3V3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

# of Garages 4

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Recessed Lighting

Appliances Built-In Oven, Dryer, Garage Control(s), Microwave, Refrigerator,

Washer, Window Coverings, Electric Cooktop, Humidifier

Heating Forced Air, Natural Gas, Baseboard, Electric, High Efficiency

Cooling Central Air, Sep. HVAC Units, Other

Fireplaces None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, Rectangular Lot, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

#### Additional Information

Date Listed February 27th, 2025

Days on Market 58

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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