

# \$628,800 - 473 Citadel Hills Circle Nw, Calgary

MLS® #A2208201

**\$628,800**

3 Bedroom, 3.00 Bathroom, 1,316 sqft  
Residential on 0.10 Acres

Citadel, Calgary, Alberta

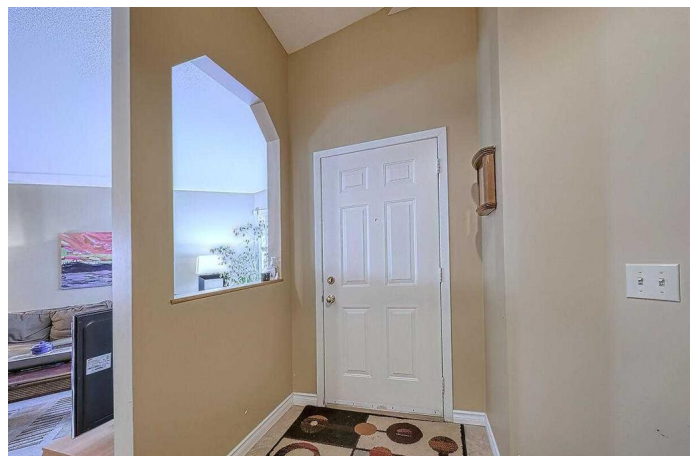
Are you looking for a Bungalow style home in a well established NW Community?! Wait no more!

Welcome home to this bright & spacious 1316 square feet Bungalow that offers a functional floor plan. As you step into the house, the roomy foyer, the vaulted ceilings, the large living/dining room combination impresses you. The airy and functional floor plan with a good size kitchen that offers island, pantry & newer appliances as well as the cozy family room with gas burning fireplace makes it easy to host family and friends. The fully developed basement offers a huge recreation room, a large bedroom & a full bathroom. Newer hot water tank, newer hardwood flooring, newer treated wood deck with beautifully landscaped backyard, newer maintenance free fence and completely private yard,..... makes this an excellent home for a perfect family home. Walking distance to Citadel Park Elementary school, and minutes to all other amenities.

Built in 1992

## Essential Information

MLS® #	A2208201
Price	\$628,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,316



Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	473 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V4

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market       3

Zoning                 R-CG

### **Listing Details**

Listing Office         RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.