

# \$644,800 - 397 Citadel Hills Circle Nw, Calgary

MLS® #A2199384

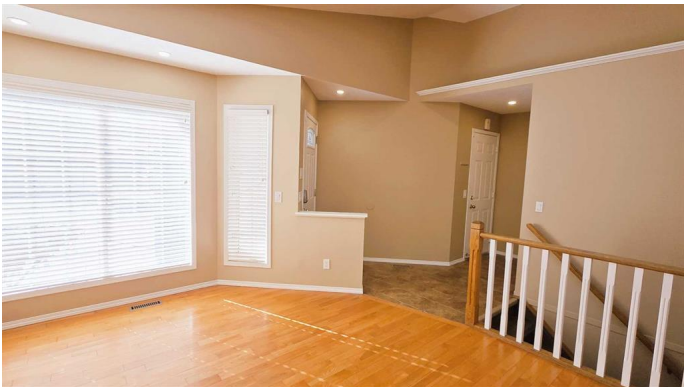
## \$644,800

4 Bedroom, 3.00 Bathroom, 1,382 sqft  
Residential on 0.13 Acres

Citadel, Calgary, Alberta

This stunning 4-bedroom home offers hardwood floors, vaulted ceilings, and a beautifully designed kitchen with granite countertops and upgraded appliances. Nestled on a peaceful crescent near a park, it features a sunlit living room with skylights, an open-concept eat-in kitchen, and a spacious master suite with a walk-in closet and ensuite. The lower level includes two additional bedrooms, a rec room with a fireplace, and a games area. Additional highlights include main floor laundry, a 2-car garage, and a fenced backyard with a deck. Recent upgrades include new pipes (Poly-B replaced), 80% new windows, a new roof, a hot water tank, and high-efficiency furnace. Located in a desirable neighborhood close to shopping and amenities, this is a fantastic opportunity!

Built in 1992



## Essential Information

MLS® #	A2199384
Price	\$644,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.13
Year Built	1992
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	397 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Bookcases, Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
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Days on Market	89
Zoning	R-CG

## **Listing Details**

Listing Office	Grand Realty
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