

# \$668,000 - 40 Citadel Pass Crescent Nw, Calgary

MLS® #A2202309

**\$668,000**

3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.11 Acres

Citadel, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AND SUNDAY, April. 5 and 6th from 1 pm - 4 pm \*\*** Welcome to your new home in the Community of Citadel! This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of the Calgary's safest and easy accessed neighbourhoods of NW Calgary. This lovely home features inviting living spaces, with 2 bedrooms upstairs complemented by a 4-piece bathroom and a convenient 4-piece ensuite off the primary bedroom on the Main floor and Downstairs, you'll find an additional one bedroom and den and storage room with another 3-piece bathroom. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning with Natural Light from the windows. The **MAIN FLOOR INCLUDING BEDROOMS, BATHROOMS, LAUNDRY and KITCHEN.** Main floor carpet can be renewed by your choice of colour. The roof is redone in 2023 and the heating system totally renewed in 2024. The finished Walkout basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space or easy turned to a legal secondary suit. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage that backs onto an extra-wide paved area which you can park your oversized or entertaining vehicle. This Location is a significant advantage, with easy



access to Stony Trail and just a short drive away to parks, schools and shopping centre. Enjoy this family-friendly atmosphere, which perfectly complements your lifestyle. Don't miss this exceptional opportunity to make Citadel your new home. The furniture can be included if you like. Enjoy This Detached Bilevel Sunny, South Facing back yard with Vaulted Ceiling and Walkout Basement, Great home to live or invest.

Built in 1992

### Essential Information

MLS® #	A2202309
Price	\$668,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,217
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	40 Citadel Pass Crescent Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3V1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, No Animal Feces, Ceiling(s)
Appliances	Dryer, Electric Stove, Garage Coverings
Heating	Natural Gas, Boiler, Fireplace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter
Has Basement	Yes
Basement	Full, Walk-Out



## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Shingle
Construction	Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.