

# \$669,000 - 113 Citadel Pass Crescent Nw, Calgary

MLS® #A2219386

**\$669,000**

4 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Step into this charming and freshly updated bungalow and be immediately impressed by the soaring vaulted ceilings, large windows that fill the home with natural light, and a cozy wood-burning fireplace with a brand-new mantel. The open-concept main living space offers a warm and welcoming atmosphere, perfect for family gatherings and entertaining. The kitchen has been thoughtfully upgraded with newly installed quartz countertops, modern hardware, a gas line for a gas stove, and plenty of workspace to bring your culinary ideas to life. Freshly painted throughout, the home feels clean, bright, and move-in ready. From the kitchen, step out onto the newly painted deck, complete with a built-in fireplace and gas line hookup—ideal for enjoying summer evenings and weekend BBQs. The main floor features a spacious primary bedroom, two additional bedrooms, and two full 4-piece bathrooms. The fully finished basement (over 1,000 sq ft) offers even more living space with a large rec room, a comfortable family room, a fourth bedroom, and another full bathroom—plus generous storage options throughout. This property features large basement windows, making it™s perfectly suited for a multigenerational living. With flexible space and thoughtful layout, this home offers excellent potential for accommodating extended family while still maintaining privacy and comfort. A great opportunity for both current needs and future versatility!



This move-in-ready home offers incredible value and comfort in the family-friendly community of Citadel. Donâ€™t miss your chance to make it yours!

Built in 1991

### Essential Information

MLS® #	A2219386
Price	\$669,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,252
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	113 Citadel Pass Crescent Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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