

# \$559,900 - 34 Citadel Bluff Close Nw, Calgary

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MLS® #A2218622

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to this well maintained two story style home which offers a functional and spacious floor plan, located across the street from a playground/park. As you steps into the house the bright and roomy foyer, the large living room with a bay window, a good size kitchen with plenty of cupboards, pantry and an Island, as well as a large dining area which leads on a good sized deck via an sliding door, captures your eyes and impresses you. The main floor powder room is tucked away from the main sitting area, making it a practical floor plan. The stairs up onto the second floor invites you to a spacious primary room which has a good size closet as well as access to the main bathroom. There are two other good sized bedrooms on this floor which makes it an excellent home for a young and growing family. The lovely backyard offers green space for kids to play in, gardening planters, as well as gravel parking pad for 2 vehicles, room to build a double detached garage. Truly an exceptional family home, in the well established community of Citadel. Minutes walk to ST.BRIGID (K-Grade 9) school, and a few minutes drive to all other amenities. Come & Check this one out during Open House on Sunday May 18th, between 1:00-4:00 pm!

Built in 2001

## Essential Information



MLS® #	A2218622
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Citadel Bluff Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5E1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn,

	Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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