

113 Citadel Pass Crescent NW
Calgary, Alberta

MLS # A2219386



\$669,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s)		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

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 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. Don't miss your chance to make it yours!