

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

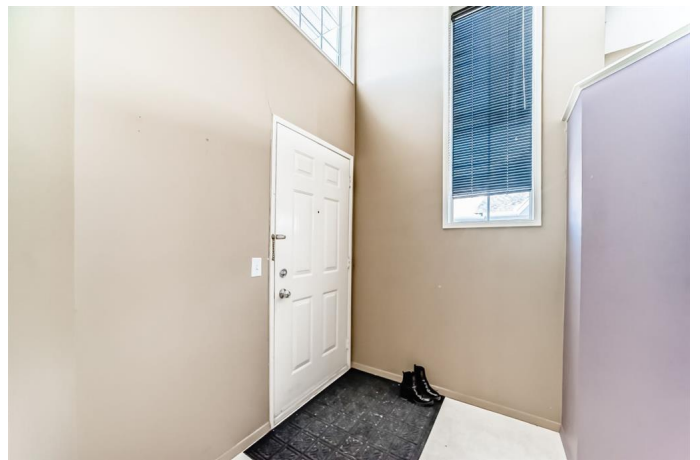
MLS® #A2202309

**\$668,000**

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

Citadel, Calgary, Alberta

Great opportunity to live or invest in this Detached Bilevel Sunny, South Facing back yard and Walkout Basement which can easily turned to be a legal secondary suit and use as a rental or separate personal space to work or live. This beautiful property offers a wonderful blend of comfort, convenience. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning with Natural Light from the windows. Nestled in one of the Calgary's safest and easy accessed neighbourhoods of NW Calgary, features inviting living spaces with Vaulted Ceiling and 2 bedrooms upstairs complemented by a 4-piece bathroom and a convenient 4-piece ensuite off the primary bedroom on the Main floor. Downstairs, you'll find an additional one bedroom, another 3-piece bathroom and den which can be used as an office and storage room . The roof is redone in 2023 and the heating system totally renewed in 2024. The 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 which you can park your oversized or entertaining vehicle in front. This Location is easy access to Stony Trail and just a short drive away to parks, schools and shopping centre. Enjoy this family-friendly atmosphere, witch perfectly complements your



lifestyle. Don't miss this exceptional opportunity to make Citadel your new home.

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, Concrete Driveway
# of Garages	2

**Interior**

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Microwave, Washer, Window Coverings, Garage Control(s)
Heating	Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Gas Starter
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Shingle
Construction	Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	50
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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