

57 Citadel Gardens NW
Calgary, Alberta

MLS # A2202085



\$644,800

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Open House Sunday March 30th 1-3pm. Welcome Home to Your Citadel Bungalow This beautifully maintained 1,232.22-square-foot bungalow is nestled on a quiet street in the highly sought-after community of Citadel. Designed to meet the needs of both families and seniors, this home combines peaceful living with easy access to schools, shopping centers, and other amenities. As you step inside, the vaulted ceilings create an inviting sense of space and light. The main floor features two generously sized bedrooms and two full bathrooms, offering comfort and practicality for everyday living. The living and dining areas provide a welcoming environment, perfect for family gatherings or quiet evenings. This home has been meticulously updated to ensure comfort and reliability. Recent upgrades include a new hot water tank installed in 2023, a new fridge added in 2023, a new furnace installed in 2020 with UV light for air sanitize, a new stove added in 2021, and the owner is currently in the process of replacing all existing Poly-B piping. These updates make the home move-in ready and worry-free. The attached double garage offers secure parking and ample storage space, as well as a Chamberlain Smart Garage Hub. This house has no side walking pathways to clear of snow. The undeveloped basement provides a world of possibilities, allowing you to tailor the space to suit your needs—whether that includes additional bedrooms, a home office, or a recreation area. With its quiet location, recent upgrades, and versatile layout, this home is perfectly suited for seniors seeking easy living or families looking for a comfortable place to grow.