

\$699,900 - 188 Citadel Hills Green Nw, Calgary

MLS® #A2221694

\$699,900

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 17, 11:00 AM to 1:00 PM. This spectacular back to front vaulted walk-up bungalow is a rare find indeed. Beautifully renovated and in move-in condition this outstanding home boasts a bright open plan featuring soaring 12 foot vaulted ceiling, 3 skylights, a front formal living room with bay window, spacious open dining room with ceiling height finished fireplace (currently staged as an extension of the living room), a spectacularly updated kitchen with new cabinetry, under-mount sink, elegant quartz counter tops, full pantry, breakfast bar, upgraded stainless steel appliances and a large family-sized nook area overlooking an elegant, maintenance free elevated deck with glass and aluminium railings. Also features 2 bedrooms up including a spacious primary bedroom with updated 4 pc ensuite bath, walk-in closet, second bedroom serviced by a another fully updated 4 pc bath, main floor laundry, extensive use of ceramic (NOT LVP) flooring on the main, glass railings, rounded corners, newer paint and more. A fully finished walk-up basement to grade offers a separate entrance that accesses a large lower suite (illegal) that features a huge living room, spacious kitchen with separate dining area, a large bedroom and smaller den or home manganement centre plus a separate laundry. Want an extra bedroom in the lower unit? Another large bedroom at the bottom of the stairs forms part of the upper unit affording 3 bedrooms, but can easily can become part of



the lower unit by changing the orientation of the basement door (or its location on the inside wall) and walla... 2 bedrooms and a den down! Walkout basement also features a newly updated lower bath, new LVP flooring, new carpet, large windows and more! This amazing home also boasts central air conditioning, new high efficiency furnace, 2 new hot water tanks, new light fixtures, new casement moldings and baseboards, RV Parking, newer roof and re-finished exterior and is situated in a prime citadel location fronting a park. Close to parks, paths and all amenities this incredible home must be seen to be appreciated. Don't miss viewing today.

Built in 1993

Essential Information

MLS® #	A2221694
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	188 Citadel Hills Green Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot, Irregular Lot, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.