

# \$664,000 - 82 Citadel Vista Close Nw, Calgary

MLS® #A2217052

**\$664,000**

4 Bedroom, 4.00 Bathroom, 1,348 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Updated and renovated throughout with 3 bedrooms up and one down. Loads of little added extras to make this a One of a kind property. for starters the HEATED GARAGE is FULLY LOADED. Do you have a home based business, contractor, mechanic or just need the space to store all your sports equipment, and fit your camper van Its 24 feet long x 24 wide. This custom built garage with 10 ft overhead door off the alley and single 10 ft door into the court yard was specifically designed by the seller to store his many canoes, bikes etc plus all his tools. Complete with rubber flooring , a hoist system , 2-220 plugs with one for electric vehicles and skylights for natural lighting, this really is a dream garage. Easy access to house from garage with entrance to lower level off court yard. AS you enter through the new fiberglass front door you will be in the great room with feature stone faced gas fireplace, formal dining area and kitchen. A spacious 2 pc powder room is situated next to the basement stairs and is also recently renovated. There is timeless white shaker style cabinetry in the kitchen, brand new 36 in French door refrigerator, gas cooktop with hood fan from ceiling, electric wall oven and built in dishwasher plus ample eat in kitchen area including built in buffet style lower cabinets. New garden door leads to deck with gas line for BBQ and steps down to lower courtyard, sauna and oversized garage. There is also a dog run with door off to the side. The



lower level offers a large family room with cork flooring, built in wet bar, kitchenette area , cabinets and counter space, laundry smartly tucked into the under stair room, additional bedroom with egress window and 3 pc bath. A separate entrance from this level takes you to the lower courtyard , electric sauna and garage. The upper level consists of 3 bedrooms, Primary with 3 pc ensuite complete with specialty toilet with heated seat and built in bidet. Second bedroom has built in wall, bed frame and storage unit. This could be removed if not wanted. There are newer Triple Pane windows on all front facing windows and back door side light, heated floors in upper and main floor bathrooms. Plus AC to keep you comfortable . Furnace is 2008, hw tank 2017, exterior trim repainted, Really nothing left to do but move in. This is a great location, close to shops, schools, and easy access to Stoney Trail.

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217052    |
| Price          | \$664,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,348       |
| Acres          | 0.08        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|         |                           |
|---------|---------------------------|
| Address | 82 Citadel Vista Close Nw |
|---------|---------------------------|

|             |         |
|-------------|---------|
| Subdivision | Citadel |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 4W7 |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                                                  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized, Workshop in Garage, Alley Access, Drive Through, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Sauna, Wet Bar                                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Central                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                 |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 138           |
| Zoning         | R-CG          |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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