# \$690,000 - 12 Citadel Hills Green Nw, Calgary

MLS® #A2236095

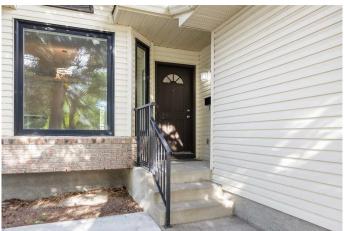
## \$690,000

5 Bedroom, 4.00 Bathroom, 1,831 sqft Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to 12 Citadel Hills Green- an inviting 5-bedroom home offering over 2,500 SQFT of finished living space. Nestled in the family-friendly community of Citadel, the impressive home boasts tons of renovations throughout with new LVP flooring (2022), new carpet (2022), fresh paint (2025), new windows and window coverings (2023), new furnace (2021), new hot water tank (2022), new roof (2018), newly developed basement with separate entrance (2025), new deck railings (2023), and poly-B removal (2022)! The bright and open layout with many large windows offers an abundance of natural sunlight in the vaulted ceiling Living room and the Formal Dining room. The beautiful open Kitchen is equipped with stainless steel appliances, granite counter tops and a Breakfast Nook, which connects seamlessly to the Family room with a cozy gas fireplace. A 2-pc half Bathroom and a Mud room complete this level. On the upper floor, there is a large Primary Bedroom with a 4-pc ensuite with jetted tub and a walk-in closet, two other good-sized Bedrooms and a 4-pc Bathroom with granite countertop. The newly developed basement boasts with two additional Bedrooms, a cozy Rec room, a 4pc bath and a separate entrance with walk-up stairs, offering great potentials for rental income or family convenience. Step outside from the Kitchen sliding door to find a spacious deck with new aluminum railings, and a low maintenance backyard with turf and trees, perfect for







summer BBQs or family outdoor fun. This home is surrounded by mature trees and facing a park and playing field. Convenient location- minutes to main traffic, schools, bus stops, shopping, and all services. This well-priced home is a must to see.

#### Built in 1991

#### **Essential Information**

MLS® # A2236095 Price \$690,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,831 Acres 0.11 Year Built 1991

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 12 Citadel Hills Green Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 3T5

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Insulated

# of Garages 2

#### Interior

Interior Features Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate

Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 1st, 2025

Days on Market 17

Zoning R-CG

## **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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