

# \$617,780 - 131 Citadel Mesa Close Nw, Calgary

MLS® #A2253901

**\$617,780**

3 Bedroom, 2.00 Bathroom, 1,467 sqft

Residential on 0.09 Acres

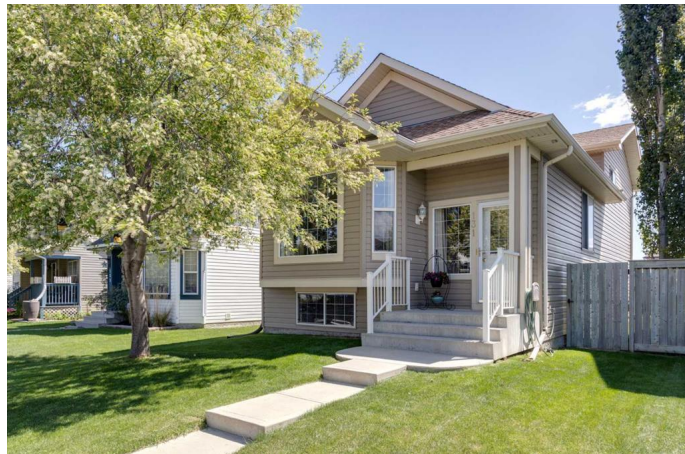
Citadel, Calgary, Alberta

HOME SWEET HOME! This IMMACULATE, ONE-OWNER HOME is MOVE-IN READY! The current owners have maintained and updated this home (please see the list of updates in the brochure) so you can enjoy. OPEN PLAN MAIN FLOOR offers a lovely living room, a kitchen with loads of cupboards, a centre island, and a pantry. The adjoining dining area is perfect for entertaining. Upstairs youâ€™ll find two good sized bedrooms and a â€œcheaterâ€• ensuite bath. The THIRD LEVEL has a gas fireplace and opens to a COVERED PATIO offering year-round space to relax and barbecue. A double garage leads to a paved back alley. The FINISHED LOWER LEVEL offers a third bedroom and bath, perfect for a teenager or guests. Quiet location close to a childrenâ€™s park.

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253901    |
| Price          | \$617,780   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,467       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 131 Citadel Mesa Close Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5K9                   |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Rear Drive |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island                   |
| Appliances        | Dishwasher, Electric Stove, Garburator, Range Hood, Washer/Dryer |
| Heating           | Central, Natural Gas                                             |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Family Room, Gas                                                 |
| Has Basement      | Yes                                                              |
| Basement          | Partially Finished, Partial                                      |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line, Private Yard                                        |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Interior Lot, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | R-CG |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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