

# \$662,500 - 341 Citadel Hills Circle Nw, Calgary

MLS® #A2254274

## \$662,500

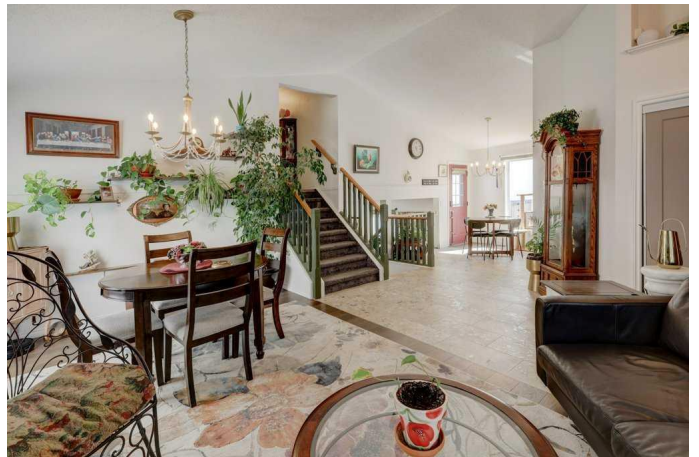
4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

OPEN HOUSE SUNDAY - Sept. 7, 2-4pm.

Come and check out this Beautifully Upgraded house (over \$70 K in Renos in the last 3 years)!! Quality Renovations that will save you \$\$ on your energy bills and House Insurance as well as add to your comfort. With a total of 4 bedrooms and 3 full baths there's lots of room for your family. The main living area is open and vaulted giving it a very spacious feeling. You'll love the kitchen with granite countertops and all new stainless steel appliances - DOUBLE oven stove(2022), refrigerator (2024)with water on the door and the Bosch dishwasher(2023) can do 1/2 loads when needed. The Washer (2022) & Dryer(2024) were also replaced. New custom window coverings(2023) add to your privacy and quality of life with black outs in the bedrooms so you can get a quality sleep! All new (2023) LoE triple pane windows and R50 attic insulation & basements joists spray will help make a difference on your heating bills. No need to be overly concerned with hail as the roof was redone(2024) with hail resistant Malarkey Vista class 4 shingles and Gutter Guards installed - no need to clean those gutters any more! Plus the hot water tank was replaced(2025) with a 50 gallon tank. The new Stone gas fireplace (\$7800) in lower level will keep things cozy in the cooler months. Italian porcelain style tiles in the kitchen dining area and hardwood floors in the living room are beautiful and easily maintained. For your outdoor enjoyment there is a Beautiful



backyard with lots of perennials and a rain barrel to help with the watering. The large deck with 2 gas lines( one for the BBQ & one for the fire pit) is perfect for entertaining. Your double attached, insulated garage, with a new door, will keep your vehicles safe from nasty weather.

Built in 1993

**Essential Information**

MLS® #	A2254274
Price	\$662,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	341 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V7

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Insulated, On Street
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.