

# \$725,000 - 188 Citadel Hills Green Nw, Calgary

MLS® #A2218027

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

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, ceiling height finished fireplace, 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 semi-formal dining 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 mangagement 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® #	A2218027
Price	\$725,000
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, Vaulted Ceiling(s), Skylight(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 7th, 2025  
Days on Market 2  
Zoning R-CG

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.