

# \$739,900 - 105 Citadel Hills Circle Nw, Calgary

MLS® #A2249246

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 2.5-bath bungalow in the desirable community of Citadel, offering comfort, style, and everyday luxury. The main floor was remodeled with a modern open-concept kitchen, dining, and living room, creating a bright, inviting space for everyday living and entertaining, while the addition of a sunroom in 2023 provides year-round enjoyment and walks out to the upper deck with iron and glass railings. The lower level is anchored by an exceptionally large primary suite that spans nearly half the basement, featuring elegant French doors, a spacious walk-in closet, and a spa-inspired ensuite, creating a true private retreat. Two additional bedrooms upstairs are perfect for children, guests, or a home office. Over the years, this home has been extensively upgraded with a full main floor and basement remodel (2009/2010), stucco and window/door cladding (2018), shingles with a 45-year warranty (2010), a 200 AMP electrical panel (2023), and hot water on demand (2023), offering both style and peace of mind. Perfectly located near parks, schools, shopping, and transit, this move-in-ready bungalow is a rare opportunity to enjoy a standout lifestyle in Calgary's sought-after northwest.

Built in 1993

## Essential Information



MLS® #	A2249246
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	105 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	French Door, High Ceilings, Kitchen Island, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Range Hood, Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Front Yard, Landscaped, Rectangular Lot, Lawn
Roof	Asphalt
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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