



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 CITADEL PASS Crescent, Calgary T3G 3V1**

MLS®#: **A2164743**

Area: **Citadel**

Listing Date: **09/12/24**

List Price: **\$670,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **5,564 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot,Lawn**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,214**  
Low Sqft:  
Ttl Sqft: **1,214**

DOM

**7**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Other,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`11" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`3" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 13`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 10`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 5`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 9`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`7" x 15`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`2" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 9`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9210151**

Remarks

Pub Rmks: **Welcome to this delightful walk-out bi-level home, perfectly situated in Citadel. Offering over 2,000 square feet of thoughtfully developed space, this residence blends modern amenities with practical features, making it an ideal choice for both families and retirees. Step inside to be greeted by high vaulted ceilings and an abundance of natural light streaming through large windows, creating a bright and welcoming atmosphere. The main level features elegant bamboo hardwood flooring that flows seamlessly through the common areas, enhancing the home's open and airy feel. The well-appointed kitchen boasts newer appliances, ample counter space, and a functional layout that makes meal preparation enjoyable. Adjacent to the kitchen is spacious eat-in dining room. The master bedroom is a private retreat, complete with double closets and a four piece en-suite bathroom. This level includes a second spacious bedroom and a four-piece bathroom, as well as the laundry conveniently located next to the bedrooms. The fully developed walk-out basement is a highlight of this home. It features a custom-built oak bar and a cozy gas fireplace, creating an inviting space for gatherings. The basement also includes an additional bedroom, a den and a large bathroom, providing ample space for family or guests. The walk-out design ensures easy access to the fully fenced, sunny south-west facing backyard, seamlessly blending indoor and outdoor living. The outdoor spaces are ideal for relaxing on warm afternoons or hosting outdoor gatherings. With a spacious area for play and relaxation, it's an ideal spot for both family fun and quiet retreats. New furnace (2023)**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Masters**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















