



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 CITADEL FOREST Close, Calgary T3G 5A6**

MLS® #: **A2165425**

Area: **Citadel**

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

List Price: **\$568,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **3,681 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,531**  
Low Sqft:  
Ttl Sqft: **1,531**

DOM

**7**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring:  
**See Remarks**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`9" x 11`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 8`2"</b>
<b>Nook</b>	<b>Main</b>	<b>8`10" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>11`10" x 14`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>	

Title: **Fee Simple**                      Zoning: **R-C1N**

Legal Desc: **9913292**

Remarks

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Pub Rmks:                      **The listing agent has not had the opportunity to view the interior resulting in no factual interior information available. Information given was obtained from city and MLS sale records. Records indicate the home features 3 bedrooms, 2 full (one of which is a master bedroom ensuite) and 1 half bathrooms, main floor family and living room. The family room features a gas fire place as does the master bedroom. The lower level appears to be undeveloped. Extra deep lot with room for a detached garage. Located on a quiet close in a good neighbourhood.**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

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

