



THE
A-TEAM

**RE/MAX
FIRST**

68 CITADEL PASS Crescent, Calgary T3G 3V2

MLS®#: **A2171648**

Area: **Citadel**

Listing Date: **10/09/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 23-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,843 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached**

DOM

20

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`7" x 11`11"
Bedroom - Primary	Main	13`1" x 11`2"
Bedroom	Main	10`0" x 9`11"
Living Room	Lower	16`2" x 13`5"
Family Room	Basement	24`4" x 17`11"

Room	Level	Dimensions
Dining Room	Main	15`1" x 10`7"
4pc Ensuite bath	Main	7`5" x 4`11"
4pc Bathroom	Main	7`4" x 5`0"
Bedroom	Lower	11`6" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9210151

Remarks

Pub Rmks: **Great family home in cul-de-sac location and within easy walking distance to parks and transit. The home has seen many recent upgrades which include all exterior windows being replaced with energy efficient TRIPLE pane windows and window coverings. All flooring is newer with upper levels changed to vinyl plank and lower level getting new carpet and underlay. Then there's the new kitchen with sparkling white quartz counter tops with under mount sink, new cabinets with under counter lighting and there is even a custom curio cabinet with interior lighting. Bathrooms have all had new quartz counter tops to match kitchen as well as new sinks, taps and toilets. To finish the look all three levels have been freshly painted leaving you nothing to do but move in and enjoy. A big part of enjoying this home is the massive family room with room for just about anything you can imagine. Homes in this kind of condition rarely come on the market.**

Inclusions: **Basement TV, Second fridge**
Property Listed By: **RE/MAX iRealty Innovations**

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







