



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 CITADEL ESTATES Terrace, Calgary T3G4S5**

MLS® #: **A2181913**

Area: **Citadel**

Listing Date: **12/01/24**

List Price: **\$646,900**

Status: **Active**

County: **Calgary**

Change: **-\$600, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,786**  
Low Sqft:  
Ttl Sqft: **1,786**

Lot Information

Lot Sz Ar: **3,971 sqft**  
Lot Shape:

DOM

**52**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**  
Garage Sz: **376**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 10`10"</b>
<b>Family Room</b>	<b>Second</b>	<b>17`0" x 14`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 12`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 8`4"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`3" x 9`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`4" x 11`9"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`5" x 10`1"</b>

5pc Ensuite bath  
2pc Bathroom

Second  
Main

10`10" x 5`10"  
4`11" x 4`6"

4pc Bathroom  
3pc Bathroom  
Legal/Tax/Financial

Second  
Upper

8`5" x 4`11"  
6`0" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

**9813292**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Price reduction for a quick sale ! Brand new shingle on the roof just installed ! Very well kept 3 bedroom 2 story, the whole house just recently freshly painted + 2 more bedroom with side entrance to finished basement , with central A/c. 2 separate laundry rooms . 1786 sqft+ finished basement , total area about 2500 living space. Kitchen features stone back splash., pantry , and large tile flooring. Hardwood flooring in family room , with gas place. French door off dining room to large deck with mountain View. Upstairs there are 3 bedrooms, laundry and a large bonus room with vaulted ceilings. Beautiful basement is fully finished with 2 bedroom , bath and recreation room, with separate entrance , and separate laundry. And central air conditioning.**

Inclusions:  
Property Listed By:

**none**  
**First Place Realty**

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











