



THE
A-TEAM

**RE/MAX
FIRST**

57 CITADEL Gardens, Calgary T3G3X5

MLS® #: **A2184128**

Area: **Citadel**

Listing Date: **12/19/24**

List Price: **\$655,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,232**

Low Sqft:

Ttl Sqft: **1,232**

Lot Information

Lot Sz Ar: **4,273 sqft**

Lot Shape:

DOM

34

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **Other,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **See Remarks,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`11" x 11`10"
Dining Room	Main	11`9" x 10`0"
Walk-In Closet	Main	5`4" x 4`11"
Bedroom	Main	11`5" x 8`11"
Laundry	Main	6`0" x 6`0"

Room	Level	Dimensions
Kitchen	Main	10`3" x 9`0"
Bedroom - Primary	Main	13`11" x 12`1"
4pc Ensuite bath	Main	8`5" x 4`10"
Foyer	Main	5`2" x 4`5"
4pc Bathroom	Main	7`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212087

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome Home to Your Citadel Bungalow. This beautifully maintained 1,232.22 square foot bungalow is nestled on a quiet street in the highly sought-after community of Citadel. Designed to meet the needs of both families and seniors, this home combines peaceful living with easy access to schools, shopping centers, and other amenities. As you step inside, the vaulted ceilings create an inviting sense of space and light. The main floor features two generously sized bedrooms and two full bathrooms, offering comfort and practicality for everyday living. Notably, the second bedroom includes a private door to the second bathroom, making it function as a "second master bedroom" for added convenience and privacy. The living and dining areas provide a welcoming environment, perfect for family gatherings or quiet evenings. This home has been meticulously updated to ensure comfort and reliability. Recent upgrades include a new hot water tank installed in 2023, a new fridge added in 2023, a new furnace installed in 2020, and a new stove added in 2021. These updates make the home move-in ready and worry-free. The attached double garage offers secure parking and ample storage space. Additionally, there is no pathway at the front of the home, resulting in less work for snow removal during the winter and making maintenance much easier. The undeveloped basement provides a world of possibilities, allowing you to tailor the space to suit your needs, whether that includes additional bedrooms, a home office, or a recreation area. Beyond the home itself, the neighborhood of Citadel stands out for its strong sense of community. The area is known for its quiet streets, excellent schools, and a variety of shopping and dining options, all of which enhance the quality of life for its residents. With its quiet location, recent upgrades, and versatile layout, this home is perfectly suited for seniors seeking easy living or families looking for a comfortable place to grow.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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







