



GRASSROOTS
REALTY GROUP

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12 Citadel Close NW
Calgary, Alberta

MLS # A2276852



\$679,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,650 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Lawn, Level, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this fantastic family home in Citadel, ideally situated on a quiet street within walking distance to schools and parks. Step inside and be greeted by impressive double-height ceilings and an abundance of natural light in the formal living and dining areas. The spacious kitchen features new appliances, a bright breakfast nook, patio doors leading to a beautiful new oversize composite deck (2023), and seamless access to the cozy family room with a fireplace—perfect for everyday living and entertaining. The main floor is complete with convenient laundry, a dedicated office, and a newly renovated powder room. Upstairs, you’ll find a generous primary retreat with a large walk-in closet and a brand-new, modern 3-piece ensuite, along with two additional bedrooms and a renovated 4-piece bathroom. The unfinished lower level offers a blank canvas ready for your personal vision. Additional highlights include air conditioning, professionally removed Poly-B plumbing (2023), and a radon mitigation fan installed in 2025. Located in a highly desirable community, this home is within walking distance to Citadel Park Elementary School (K–5), the community association, tennis courts, outdoor rink, baseball diamonds, green spaces, multiple playgrounds—including a charming “hidden” playground in the cul-de-sac—and more. With quick access to Stoney Trail, commuting is effortless. Book your private showing today and experience everything this wonderful home has to offer.