



**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.