

# \$769,900 - 105 Citadel Hills Circle Nw, Calgary

MLS® #A2206280

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome Home to Comfort, Style & Everyday Luxury in Citadel | 3 Bedrooms | 2.5 Bathrooms | Private Hot Tub | Renovated Over the years | If you've been searching for a home that feels like a peaceful retreat, this is it. Tucked into the heart of Citadel, this beautiful 3-bedroom, 2.5-bathroom home is full of charm, comfort, and smart design. From the moment you walk in, you'll feel the warmth of the space and the care that's gone into every detail. The lower-level primary suite is a true escape. With a walk-in closet, a spa-inspired ensuite, and French doors that lead directly to your private hot tub, it's the kind of peaceful oasis that makes coming home feel like a getaway. Upstairs, you'll find two bright, versatile bedrooms—perfect for kids, guests, or a home office. Though the home's footprint is modest, the layout has been expertly designed to feel open, airy, and practical. Every corner has been upgraded with high-end finishes and thoughtful touches that make daily living both functional and beautiful. Enjoy evenings in the hot tub, cozy mornings in the sunny outdoor space. Whether you're upsizing, downsizing, or buying your first home, this one offers something special. This is a home where you can relax, recharge, and truly feel at home. Ideally situated close to parks, schools, shopping, and transit, this move-in-ready property is a rare find for buyers seeking character, quality, and a standout lifestyle in Citadel. Don't miss this unique opportunity! Calgary's Northwest



lifestyle at its Finest!

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206280    |
| Price          | \$769,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,210       |
| Acres          | 0.11        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 105 Citadel Hills Circle Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 3V5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Wet Bar                                                                                                                                 |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Oven, Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | None                                                                                                                                                                   |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Stucco, Wood Siding  |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 51               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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