# \$679,900 - 18 Citadel Vista Green Nw, Calgary

MLS® #A2202900

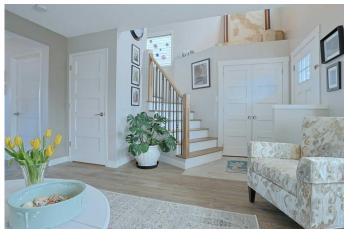
# \$679,900

4 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.08 Acres

Citadel, Calgary, Alberta

Siding onto a park in the popular family community of Citadel is this beautifully updated two storey tucked away in this quiet cul-de-sac within walking distance to bus stops & only minutes to neighbourhood schools & shopping. Mint condition, air conditioned home with upgraded laminate & vinyl tile floors, total of 4 bedrooms & 2.5 bathrooms, fenced backyard with fantastic 2-level deck, renovated kitchen with quartz countertops & a host of improvements including furnace & hot water tank, interior paint & appliances. Super family-friendly floorplan featuring the sun-drenched living room with Southwest-facing windows, which leads into the open concept dining room & white kitchen (renovated in 2017) with island & walk-in pantry, glistening subway tile backsplash. soft-close cabinet doors/drawers & stainless steel appliances including Bosch dishwasher & Samsung stove/convection oven. Upstairs there are 3 terrific bedrooms & renovated full bathroom; the primary bedroom has a walk-in closet, custom feature wall (2019) & its own private cheater access into the bathroom. The Southwest-facing bedroom enjoys partial mountain views & the "middle― bedroom has views of the park & a wall of built-in cabinets (installed in 2024). Renovated in 2018, the full bathroom has 2 new sinks, toilet, mirrors & tile flooring. The lower level is beautifully finished with a 4th bedroom â€" with built-in cabinets (new in 2018), bathroom with shower & office/rec room area with wet bar.







Convenient main floor laundry & powder room (with new vanity in 2018) with new Maytag washer (2021) & Samsung dryer (2017). Backyard is fully fenced & landscaped, complete with a wonderful 2-level deck with built-in planters & access into the detached 2 car garage. Among the extensive improvements (over the last 8 years) & features: low-flow/dual-flush toilets, interior paint (2018 & 2025), furnace & 50gallon hot water tank (2017), main floor interior doors (2021), front door (2024) & deck doors (2018), oak hardwood floors on staircase & 2nd floor landing (2022), garage insulation & central air (2018), lower deck/planters (2019), kitchen appliances (2017) & the stairs/railing/skirting on the front porch (2023). A truly incredible & loving maintained home here in this prime location with both St Brigid & Citadel Park schools only minutes away, quick access to Country Hills Blvd to take you to major retail centers, Shane Homes YMCA & the LRT. Welcome to your new home!

Built in 1999

#### **Essential Information**

MLS® # A2202900 Price \$679,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,224

Acres 0.08

Year Built 1999

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 18 Citadel Vista Green Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 4W7

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Insulated, Garage Faces Rear

# of Garages 2

### Interior

Interior Features Bookcases, Double Vanity, Kitchen Island, Pantry, Quartz Counters,

Storage, Walk-In Closet(s), Built-in Features, Low Flow Plumbing

**Fixtures** 

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Greenbelt, Landscaped, Rectangular

Lot, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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