

105 Citadel Hills Circle NW
Calgary, Alberta

MLS # A2206280



\$749,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,210 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Brick, Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Gas BBQ, Hot Tub, Drapery Shelf in Bedroom, Green house

Open House Sat July 5 1:00-3:pm 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!