

**12 Citadel Close NW**  
**Calgary, Alberta**

**MLS # A2276852**



# \$679,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&ndash;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.