



**81 Citadel Gardens NW
Calgary, Alberta**

MLS # A2306216



\$679,999

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: Hot tub included works great but selling as is.

Welcome to this beautifully updated bi-level home in the highly sought-after community of Citadel—this is the one you’ve been waiting for! This move-in-ready home showcases fully renovated kitchen and bathrooms, fresh paint and new flooring throughout, all within a functional and spacious layout. The main floor offers two bedrooms, including a large primary suite complete with a private ensuite, plus the convenience of main floor laundry. Downstairs, you’ll find an expansive recreation room—perfect for a media setup, games area, or pool table—along with two additional bedrooms and a full 4-piece bathroom, making it ideal for families or guests. Additional highlights include a double attached front garage, rear lane access for added flexibility, and peace of mind with all Poly B plumbing professionally replaced with PEX. Located close to transit, parks, and a variety of restaurants and amenities, this home checks all the boxes for comfort, convenience, and value.