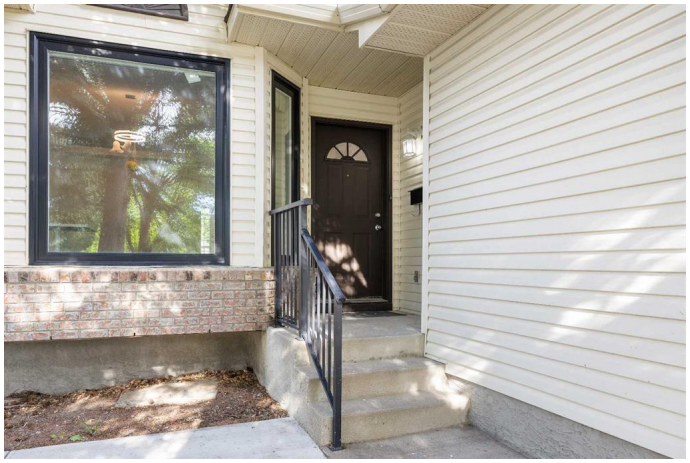
$675,000 - 12 Citadel Hills Green Nw, Calgary

MLS® #A2251967

$675,000
5 Bedroom, 4.00 Bathroom, 1,831 sqft
Residential on 0.11 Acres

Citadel, Calgary, Alberta



Welcome to 12 Citadel Hills Green- an inviting 5-bedroom home offering over 2,500 SQFT of finished living space. Nestled in the family-friendly community of Citadel, the impressive home boasts tons of renovations throughout with new flooring (2022), new carpet (2022), fresh paint (2025), new windows and window coverings (2023), new furnace (2021), new hot water tank (2022), newly developed basement with separate entrance (2025), new deck railings (2023), new premium sods (2025), and poly-B removal (2022)! The bright and open layout with many large windows offers an abundance of natural sunlight in the vaulted ceiling Living room and the Formal Dining room. The beautiful open Kitchen is equipped with stainless steel appliances, granite counter tops and a Breakfast Nook, which connects seamlessly to the Family room with a cozy gas fireplace. A 2-pc half Bathroom and a Mud room complete this level. On the upper floor, there is a large Primary Bedroom with a 4-pc ensuite with jetted tub and a walk-in closet, two other good-sized Bedrooms and a 4-pc Bathroom with granite countertop. The newly developed basement boasts with two additional Bedrooms, a cozy Rec room, a 4pc bath and a separate entrance with walk-up stairs, offering great potentials for rental income or family convenience. Step outside from the Kitchen sliding door to find a spacious deck with new aluminum railings, and a low maintenance backyard with premium sods and trees, perfect

for summer BBQs or family outdoor fun. This home is surrounded by mature trees and facing a park and playing field. Convenient location- minutes to main traffic, schools, bus stops, shopping, and all services. This well-priced home is a must to see.

Built in 1991

Essential Information

MLS® #	A2251967
Price	$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Citadel Hills Green Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.

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