

# \$739,900 - 113 Citadel Ridge Green Nw, Calgary

MLS® #A2255096

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,789 sqft

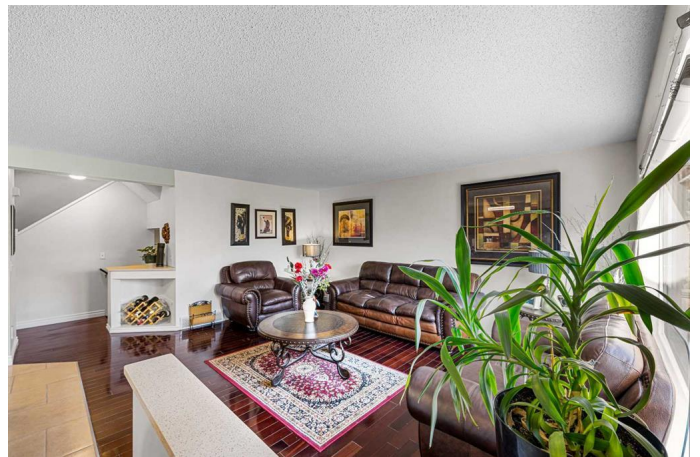
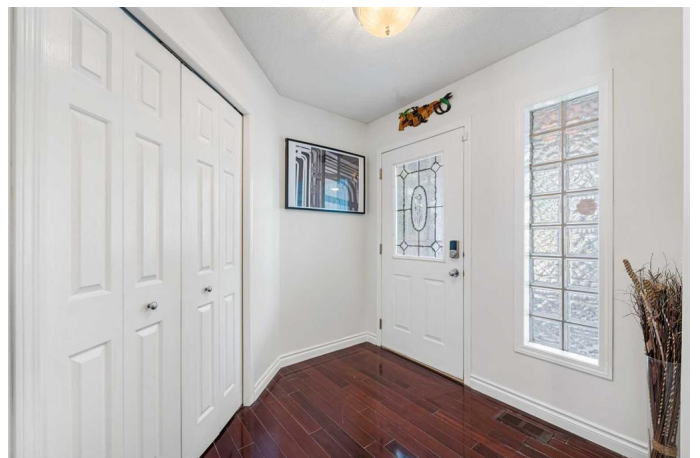
Residential on 0.18 Acres

Citadel, Calgary, Alberta

Welcome home to Citadel! This lovingly maintained home sits on a massive, pie shaped lot with a sunny south backyard. The main floor is ideal for hosting gatherings with an open floor plan between the kitchen living and dining room. The kitchen features a gas range and granite countertops with ample storage and stainless steel appliances. Upstairs, the functional layout offers 3 well-sized bedrooms including the primary suite with a walk in closet and ensuite. The bonus room lives up to its™ name - a true bonus; featuring vaulted ceilings, a gas fireplace and large window overlooking the cut-de-sac. Downstairs you™ll find a fully finished lower level adding space and value to this incredible home. Outside though, the back yard is a landscaping masterpiece. The extra-large lot measuring nearly 8000 square feet is a rarity in itself; but the landscaping, large composite deck and more mature trees create a park-like atmosphere. Freshly painted and lovingly maintained, some of the notable improvements include a new furnace (2024), roof (2023), and full kitchen renovation(2017). Rich in amenities, the Citadel neighbourhood offers easy access to major arteries of the city. Call your favourite agent for a private showing today!

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2255096    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,789       |
| Acres          | 0.18        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 113 Citadel Ridge Green Nw |
| Subdivision | Citadel                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4P9                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit  
Lot Description        Landscaped  
Roof                      Asphalt  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 9th, 2025  
Days on Market        7  
Zoning                    R-CG  
HOA Fees                65  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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