

# \$724,900 - 42 Citadel Crest Green Nw, Calgary

MLS® #A2254249

**\$724,900**

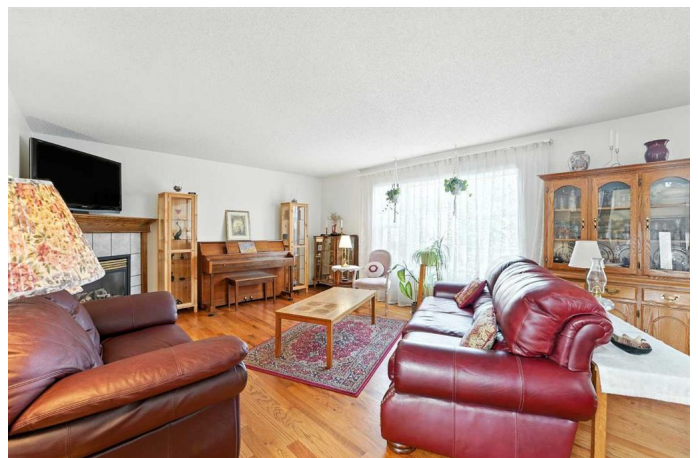
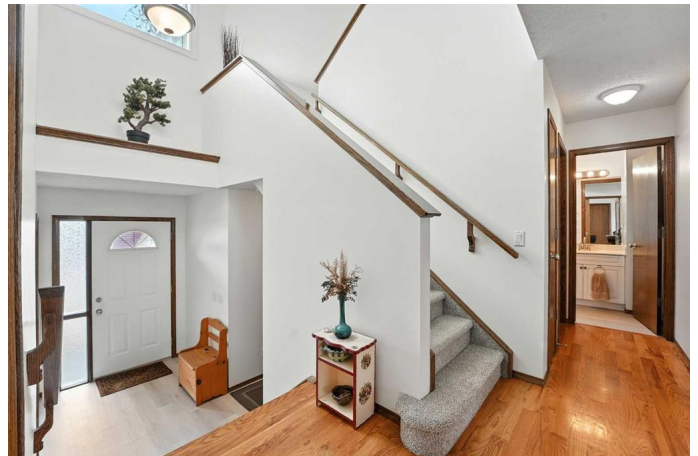
5 Bedroom, 3.00 Bathroom, 2,314 sqft  
Residential on 0.13 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully upgraded Beattie "Windsor" two-storey home, offering over 2,314 sq. ft. of thoughtfully designed living space in a quiet cul-de-sac. Situated on a well-landscaped pie-shaped lot, this spacious property features 4 bedrooms, 3 full bathrooms, a main floor den, and an upper-level bonus room—perfect for growing families or those who love to entertain. The large kitchen boasts a generous island, walk-in pantry, and a bright dining nook that opens onto a newly updated deck, ideal for enjoying the outdoors. Upstairs, the primary suite includes a cozy retreat area and a luxurious ensuite with a jetted tub and separate shower. This home also includes a high-efficiency HRV (Heat Recovery Ventilation) system, eliminating the need for bathroom fans and ensuring optimal air quality throughout. Recent upgrades include a new roof, windows, siding, hardwood floors, vinyl plank and carpet, fresh paint, new hot water tank (installed June 2024), updated bathroom faucets, new range hood, and enhanced attic insulation. The straight staircase adds a modern touch, and the undeveloped basement provides excellent potential for future customization. With all the major updates completed, this move-in-ready home is a fantastic opportunity in a desirable location.

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2254249    |
| Price          | \$724,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,314       |
| Acres          | 0.13        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 42 Citadel Crest Green Nw |
| Community   | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4W5                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                    |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Cul-De-Sac, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 62                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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