$718,000 - 44 Citadel Manor Nw, Calgary

MLS® #A2256829

$718,000
4 Bedroom, 3.00 Bathroom, 1,277 sqft
Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to Citadel! Nestled in the sought-after community of Citadel, this beautifully maintained bungalow shows true pride of ownership from the same owners for 27 years. With over 2,450 sq. ft. of living space, fully finished walkout basement, and a sunny southeast-facing backyard with mature trees, this property is perfect for families looking for comfort and convenience. The main floor features vaulted ceilings, fresh paint throughout, newly installed LVP flooring, and a spacious layout. The gourmet kitchen boasts brand-new stainless steel appliances and the breakfast nook overlooking the deck and the backyard. The primary bedroom offers a generous retreat with a full ensuite, accompanied by a second bedroom and another full bathroom on the main level. For added convenience, a laundry room is also located on this floor. The walkout basement expands the living space with two additional bedrooms, a full bathroom, and a beautifully finished family area complete with an elegant wet bar and new carpet(2025). The family room is highlighted by a stunning stone-accented gas fireplace. Brand new triple pane windows for the entire house and new doors installed in 2025, while recent updates such as hail-resistant asphalt shingles (2025) ensure lasting value. The oversized garage is fully insulated and finished, offering plenty of space for vehicles, storage, or hobbies. Outside, the private backyard is perfect for relaxing or entertaining, with mature trees

providing natural beauty and shade. Located close to parks, schools, shopping centres, and with easy access to major routes, this home combines timeless charm with modern updates in one of Calgaryâ€™s most desirable communities. Please click the virtual tours for more detail!

Built in 1993

Essential Information

MLS® #	A2256829
Price	$718,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	44 Citadel Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Insert, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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