

# \$489,900 - 89 Citadel Meadow Gardens Nw, Calgary

MLS® #A2201096

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 0.00 Acres

Citadel, Calgary, Alberta

This gorgeous 2 bed, 2.5 bath END unit comes with a double attached garage and is located in the highly sought after community of Citadel. The main floor offers a modern open plan with vaulted ceilings, large windows and beautiful Maple flooring running through-out. The kitchen is a chef's delight with S/S appliances, ample cupboard/counter space, a good sized pantry plus a huge breakfast bar that overlooks the separate dining area and large living room with a cozy gas fireplace. Completing the main level is a 2pc bath plus slider doors to a massive South facing back deck. The upper level boasts an oversized master bedroom with a walk-in closet and renovated 3pc ensuite with a lovely tiled shower. Completing the upper level is a good sized 2nd bedroom and a 4pc bath. The basement was professionally finished by the builder and offers a large family room, laundry area and plenty of extra storage space. Additional bonuses include; New carpet upstairs (2025), hot water tank & humidifier (2024). Located close to schools, parks, shopping, City transit and easy access to main roadways. A Must See !!



Built in 2003

## Essential Information

MLS® # A2201096

Price \$489,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	89 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	M-C1

### **Listing Details**

Listing Office	2% Realty
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