

# \$539,900 - 175 Citadel Drive Nw, Calgary

MLS® #A2210956

**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.00 Acres

Citadel, Calgary, Alberta

**\*\*Open House: April 19, Sat, 2pm - 4pm\*\***

Discover this rare gem in one of Calgary's™ most family-friendly communities!

Nestled in the heart of Citadel, this beautiful 2-storey townhome offers over 1,500 sq ft above grade, a fully finished walk-out basement, and a southwest-facing backyard that connects directly to a double detached garage. Step inside to find a charming brick exterior, soaring 9-foot ceilings, and an expansive open-concept layout designed for both everyday living and effortless entertaining. The sun-drenched living and dining areas are enhanced by bay windows, while the cozy family room features an energy-efficient fireplace—perfect for those chilly Calgary nights. The beautifully updated kitchen has been fully refreshed with professionally refinished for the kitchen cabinets, quartz countertops, new black stainless steel appliances, updated new flooring, and a stylish new backsplash. Patio doors open to a private balcony—the perfect spot to enjoy those stunning southwest views! Upstairs, you'll find three generously sized bedrooms. The luxurious primary suite includes a walk-in closet and a spa-inspired ensuite with a new sink, faucet, flooring, and a relaxing soaker tub complemented by a large window that fills the space with natural light. The main upstairs bathroom also features new flooring, a new sink, and a modern faucet. The walk-out basement, developed in 2015, adds even more living space with an additional



175 Citadel Dr NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1529.87 sq ft



bedroom, full bathroom, and large recreation roomâ€”ideal for a home theatre, playroom, or games area. As part of recent condo updates, the front door, the kitchen deck, front entry deck, and all fencing have been replaced, offering even more value and peace of mind. Additional updates throughout the home include new entrance flooring and a fully updated 2-piece powder room on the main floor with new flooring, sink, faucet, countertop, and backsplash. Enjoy the comfort of central air conditioning inside the home on hot summer days, and step outside to relax on the newly built backyard deck. Located close to playgrounds, top-rated schools, public transit, and all major amenities, this thoughtfully updated home truly has it all!

Built in 1996

**Essential Information**

MLS® #	A2210956
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	175 Citadel Drive Nw
Subdivision	Citadel
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 4J5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Titled
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, 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, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	2
Zoning	M-C1

### Listing Details

Listing Office	Top Producer Realty and Property Management
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