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

MLS® #A2210956

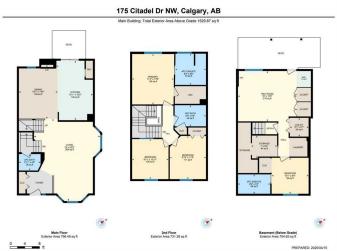
\$539,900

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 fireplaceâ€"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 balconyâ€"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







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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