\$445,000 - 89 Citadel Meadow Gardens Nw, Calgary

MLS® #A2240923

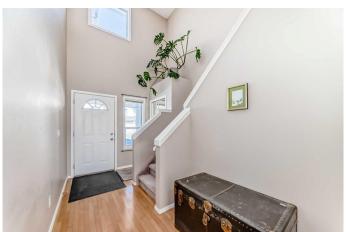
\$445,000

2 Bedroom, 3.00 Bathroom, 1,366 sqft Residential on 0.00 Acres

Citadel, Calgary, Alberta

Here is the townhouse in the NW Calgary with the floorplan you have been waiting for. Soaring 2 storey vaulted ceilings in the living room with massive windows providing ample sunlight all day long. Wide open main floor has upgraded maple hardwood floors & large windows throughout. The kitchen is open to the living and dining areas with loads of counterspace and beautiful maple cabinets. Extra storage can be found in the pantry closet as well. The dining area is a good size and overlooks the backyard. The living room is a show stopper with its massive ceilings & windows, a corner gas fireplace with tiled surround and space enough for any sized living room furniture. Off the living room is a handy 2 pce powder room. Upstairs you will find a massive Primary bedroom with two large windows, huge walkin closet and a cozy 3 pce ensuite that has an oversized tiled stand up shower with bench and a brand new vanity, The spare bedroom is also very big & also boasts two large windows. The main 4 pce bathroom has a tiled surround and deep soaker tub. There is new carpet throughout the upper level. The basement is fully finished with an incredible rec room that can function in many different capacities~ our seller uses it as an entertainment area plus a home gym. Might function well as a teenagers living space. The laundry room is in the basement & has a bit of extra storage room as well as there is an actual storage area under the stairs. The hot water tank is brand new. Reasonable condo







fees of \$439 a month and they include the rare shoveling of all the driveways!! Great location in a private and quiet setting in lower Citadel. Easy access to all the schools and transit. Loads of walking paths around and easy walk to the playground and park down the road.

Built in 2003

Essential Information

MLS® # A2240923 Price \$445,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,366 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 2

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door

Opener, Garage Faces Front

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Private Entrance, Storage

Lot Description Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 10

Zoning M-C1 d75

Listing Details

Listing Office Royal LePage Benchmark

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