

\$1,015,000 - 99 Citadel Grove Nw, Calgary

MLS® #A2256047

\$1,015,000

4 Bedroom, 3.00 Bathroom, 1,682 sqft

Single Family on 0.13 Acres

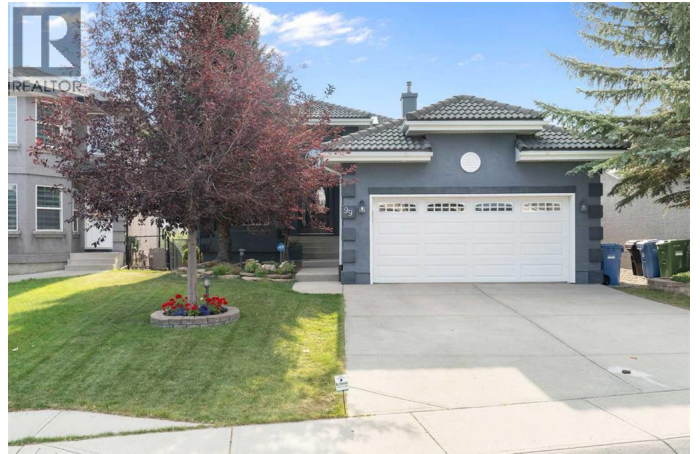
Citadel, Calgary, Alberta

Beautifully maintained 1,682 sq. ft. vaulted walkout bungalow backing onto a natural ravine in desirable Morningside in Citadel. This immaculately maintained home is so versatile featuring 2 bedrooms on the main floor and 2 bedrooms in the basement, with 3 full baths. The living area offers a sunken living room with 14"™ vaulted ceilings, skylights, refinished hardwood, and a three-way gas fireplace for maximum functionality and ultimate relaxation. The walkout level includes a wet bar with granite counters, high-efficiency stone surround gas fireplace, and direct access to the landscaped SE backyard. Recent upgrades include new Pex plumbing (2023), hot water tank (2024), Leaf Guard gutters (2024), Lennox high-efficiency modulating furnace with iComfort thermostat (2019), and full interior paint (2023). Additional highlights: cement tile roof, central vac (new with attachments 2025), Hunter Douglas blinds, Bosch dishwasher, two refrigerators, double attached garage, and SunSetter awning with remote. A rare walkout bungalow backing onto a private ravine setting—move-in ready with quality throughout! (id:6289)

Built in 1997

Essential Information

Listing #	A2256047
Price	\$1,015,000



Bedrooms	4
Bathrooms	3.00
Square Footage	1,682
Acres	0.13
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	99 Citadel Grove Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G4G8

Amenities

Amenities	Schools, Shopping
Features	Cul-de-sac, Wet bar, Closet Organizers, No Smoking Home, Environmental reserve
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Real Broker



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