

\$718,000 - 44 Citadel Manor Nw, Calgary

MLS® #A2256829

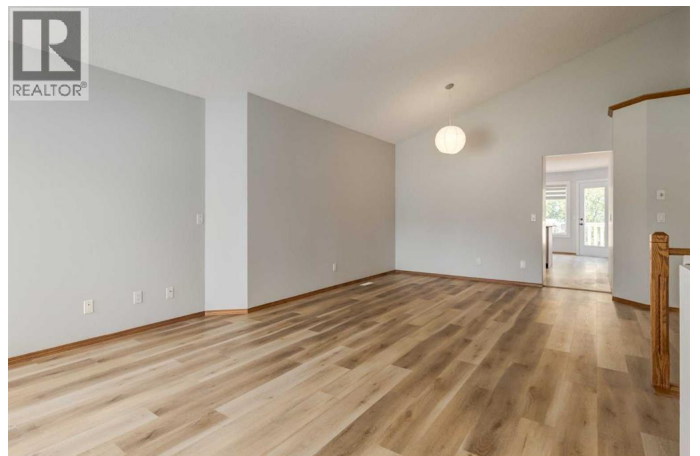
\$718,000

4 Bedroom, 3.00 Bathroom, 1,277 sqft

Single Family on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to Citadel! Nestled in the sought-after community of Citadel, this beautifully maintained bungalow shows true pride of ownership from the same owners for 27 years. With over 2,450 sq. ft. of living space, fully finished walkout basement, and a sunny southeast-facing backyard with mature trees, this property is perfect for families looking for comfort and convenience. The main floor features vaulted ceilings, fresh paint throughout, newly installed LVP flooring, and a spacious layout. The gourmet kitchen boasts brand-new stainless steel appliances and the breakfast nook overlooking the deck and the backyard. The primary bedroom offers a generous retreat with a full ensuite, accompanied by a second bedroom and another full bathroom on the main level. For added convenience, a laundry room is also located on this floor. The walkout basement expands the living space with two additional bedrooms, a full bathroom, and a beautifully finished family area complete with an elegant wet bar and new carpet(2025). The family room is highlighted by a stunning stone-accented gas fireplace. Brand new triple pane windows for the entire house and new doors installed in 2025, while recent updates such as hail-resistant asphalt shingles (2025) ensure lasting value. The oversized garage is fully insulated and finished, offering plenty of space for vehicles, storage, or hobbies. Outside, the private backyard is perfect for relaxing or entertaining, with mature trees



providing natural beauty and shade. Located close to parks, schools, shopping centres, and with easy access to major routes, this home combines timeless charm with modern updates in one of Calgary’s most desirable communities. Please click the virtual tours for more detail! (id:6289)

Built in 1993

Essential Information

Listing #	A2256829
Price	\$718,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,277
Acres	0.11
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	44 Citadel Manor Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G3Y3

Amenities

Amenities	Park, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas, Sewer, Water
Features	Treed, Wet bar, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 7:46am PDT