

\$584,900 - 201 Citadel Forest Close Nw, Calgary

MLS® #A2259018

\$584,900

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Single Family on 0.11 Acres

Citadel, Calgary, Alberta

Wow – what a charming home! Perfectly positioned on one of the largest corner lots on Citadel Forest Close, this property truly has everything a young family could want, and then some. Welcome to 201 Citadel Forest Close NW – a fully developed 4-bedroom, 2.5 bath, 2-story home designed for both comfort and function. Step inside and you™re greeted by an open and inviting main floor. The kitchen comes with newer stainless-steel appliances, flows seamlessly into a spacious eating area and a bright family room, where a cozy gas fireplace sets the stage for family gatherings or relaxing evenings. Upstairs, you™ll find three nicely sized bedrooms, including a large Primary room, ideal for growing families, complete with ample storage and natural light. The fully finished basement offers even more flexibility with an additional bedroom, full bathroom and living space – perfect for guests, a home office, or a playroom. Outside, this oversized corner lot is a true gem. A sunny west-facing backyard invites endless afternoons outdoors, whether you™re gardening, entertaining, or watching the kids play. The attached sunroom extends the seasons, while the oversized single garage, large shed with power, and dedicated RV gate ensure there™s room for everything and everyone. All of this comes with the convenience of being close to schools, parks, pathways, and shopping. Plus, with quick access to Stoney Trail just 3 minutes away, you™re seamlessly connected to



anywhere in the city. This home isn't just a place to live – it's a place where family memories are made. (id:6289)

Built in 1999

Essential Information

Listing #	A2259018
Price	\$584,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,281
Acres	0.11
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	201 Citadel Forest Close Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G4W8

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Oven, Microwave, Freezer, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Sotheby's International Realty Canada
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Listing information last updated on October 14th, 2025 at 11:46pm PDT