

\$634,888 - 513 Citadel Meadow Bay Nw, Calgary

MLS® #A2262359

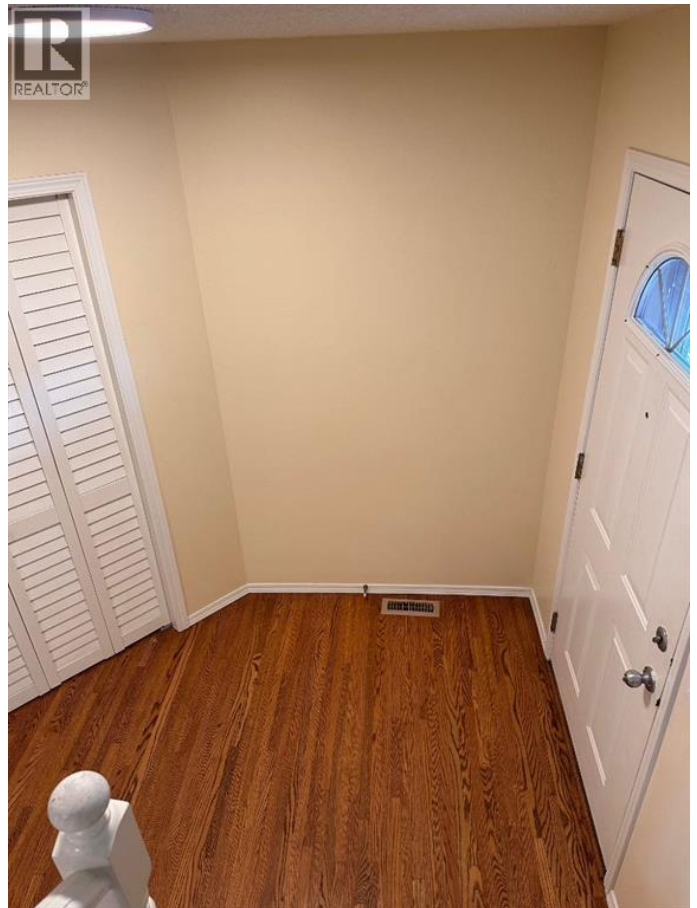
\$634,888

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Single Family on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully updated and fully developed 2-storey home offering over 2,250 Sq Ft of finished living space, ideally located in a quiet Crescent in Citadel Meadows, one of NW Calgary's most sought-after communities. Situated on a generous lot, this home provides a safe and spacious environment for families, with ample room for children to play in the backyard or on the quiet street. The main level features hardwood flooring, a bright and open-concept living/dining/kitchen area, and access to a massive sunlit deck—perfect for entertaining. Recent upgrades include new windows (2019), roof shingles (2014), hot water tank, and paint (2017), New LED Lights through the whole house (2025). Upstairs, you'll find three spacious bedrooms, including a primary suite with a full ensuite, and a second full bathroom. The fully finished basement offers a versatile space for a games room, media room, or guest suite, complete with a full bathroom. Additional features include a double attached garage, proximity to parks, schools, shopping, and easy access to major roads. Market Insight: Citadel and NW Calgary continue to show strong market resilience. While many areas in Calgary have seen price declines, Northwest Calgary remains one of the few regions with year-over-year benchmark price increases. This home is a rare find in a community that continues to retain its value and attract families and investors alike. Book your appointment (id:6289)



Built in 2001

Essential Information

Listing #	A2262359
Price	\$634,888
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,636
Acres	0.10
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	513 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G4Y9

Amenities

Amenities	Park, Playground, Schools
Features	See remarks, No Animal Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Central heating, Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Unison Realty Group Ltd.
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Listing information last updated on October 23rd, 2025 at 11:46pm PDT