

\$499,500 - 31 Citadel Estates Manor Nw, Calgary

MLS® #A2266464

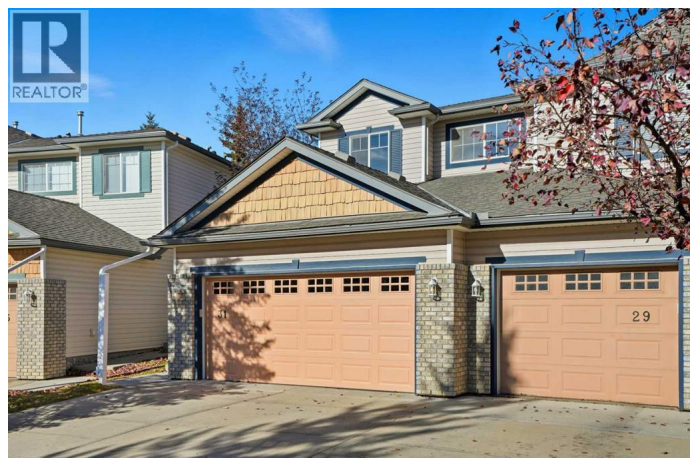
\$499,500

3 Bedroom, 4.00 Bathroom, 1,540 sqft

Single Family on 0.07 Acres

Citadel, Calgary, Alberta

This beautifully refreshed end-unit townhome in The Outlook of Citadel truly feels like its own house – with a double attached garage, full basement, and fenced private backyard offering exceptional space and value. Step inside to find fresh paint throughout and brand-new flooring, creating a bright and inviting atmosphere from the moment you enter. The open-concept main floor features a spacious living area filled with natural light, a well-appointed kitchen with an island and corner pantry, and a dining area that opens onto your private patio and west-facing yard – perfect for morning coffee or summer BBQs. Upstairs you’ll find three generous bedrooms, including a large primary suite with a walk-in closet and private ensuite bath. The fully finished basement adds even more flexibility, with a comfortable family room, a den or home office, and a full bathroom – ideal for guests, hobbies, or movie nights. Enjoy the best of low-maintenance living with condo fees that cover snow removal, exterior maintenance, and more – giving you more time to enjoy life. Located in the highly desirable community of Citadel, residents appreciate its family-friendly atmosphere, parks, playgrounds, and pathways, as well as easy access to Stoney Trail, Country Hills Blvd, and Crowfoot Station. Shopping, restaurants, and schools are all nearby, and the community’s central park, sports fields, and active community association make it a wonderful place for anyone – whether



you’re a professional, growing family, or looking to downsize without compromise. Move-in ready, freshly updated, and offering incredible value – this is the perfect place to call home. (id:6289)

Built in 2002

Essential Information

Listing #	A2266464
Price	\$499,500
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,540
Acres	0.07
Year Built	2002
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	31 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G5M6

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Other
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Central heating, Forced air
Cooling	None
# of Stories	2

Has Basement Yes

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office TREC The Real Estate Company



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Listing information last updated on November 3rd, 2025 at 2:16pm PST