$464,900 - 89 Citadel Meadow Gardens Nw, Calgary

MLS® #A2240923

$464,900

2 Bedroom, 3.00 Bathroom, 1,366 sqft
Residential on 0.00 Acres

Citadel, Calgary, Alberta

Here is the townhouse in the NW Calgary with the floorplan you have been waiting for. Soaring 2 storey vaulted ceilings in the living room with massive windows providing ample sunlight all day long. Wide open main floor has upgraded maple hardwood floors & large windows throughout. The kitchen is open to the living and dining areas with loads of counterspace and beautiful maple cabinets. Extra storage can be found in the pantry closet as well. The dining area is a good size and overlooks the backyard. The living room is a show stopper with its massive ceilings & windows, a corner gas fireplace with tiled surround and space enough for any sized living room furniture. Off the living room is a handy 2 pce powder room. Upstairs you will find a massive Primary bedroom with two large windows, huge walkin closet and a cozy 3 pce ensuite that has an oversized tiled stand up shower with bench and a brand new vanity, The spare bedroom is also very big & also boasts two large windows. The main 4 pce bathroom has a tiled surround and deep soaker tub. There is new carpet throughout the upper level. The basement is fully finished with an incredible rec room that can function in many different capacities~ our seller uses it as an entertainment area plus a home gym. Might function well as a teenagers living space. The laundry room is in the basement & has a bit of extra storage room as well as there is an actual storage area under the stairs. The hot water tank is brand new. Reasonable condo

fees of $439 a month and they include the rare shoveling of all the driveways!! Great location in a private and quiet setting in lower Citadel. Easy access to all the schools and transit. Loads of walking paths around and easy walk to the playground and park down the road.

Built in 2003

Essential Information

MLS® #	A2240923
Price	$464,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	89 Citadel Meadow Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	M-C1 d75

Listing Details

Listing Office	Royal LePage Benchmark