

# \$679,900 - 111 Citadel Drive Nw, Calgary

MLS® #A2216547

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained detached single-family home located in the family-friendly neighborhood of Citadel in NW Calgary. With over 2,200 square feet of well-designed living space, this property offers the perfect blend of comfort, functionality, and location. Step inside to discover a bright and welcoming main floor, featuring a spacious living room with large windows that flood the space with natural light. The open-concept layout flows effortlessly into the dining area and kitchen, creating a central hub perfect for both everyday living and entertaining. The kitchen is equipped with plenty of cabinetry, ample counter space, and a practical layout that makes meal prep easy and efficient. Featuring 4 spacious bedrooms and 3 full bathrooms, this home is ideal for growing families or those who appreciate extra space. The main living area boasts an open-concept layout with plenty of natural light, perfect for both relaxing and entertaining. The kitchen is thoughtfully laid out with ample cabinetry and a cozy dining area that overlooks the backyard.

Enjoy peaceful mornings or lively weekend BBQs in your private outdoor space, with room for kids to play or a garden to flourish. The primary bedroom offers a private retreat with its own ensuite bathroom, while two additional bedrooms on the main floor provide space for children, guests, or a home office. The fully finished lower level features a large recreation room, a fourth bedroom, a full bathroom, and



additional storage spaceâ€”ideal for a play area, teenagerâ€™s retreat, or multi-generational living. Located in a quiet, established community, youâ€™ll love the proximity to schools, parks, walking paths, public transit, and shopping amenities. Citadel is known for its welcoming atmosphere and excellent access to major roadways for easy commuting. Donâ€™t miss this opportunity to own a versatile and well-kept home in one of Calgaryâ€™s most desirable family neighborhoods!

Built in 1994

**Essential Information**

MLS® #	A2216547
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	111 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V3

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	18
Zoning	R-CG

### Listing Details

Listing Office	Realty Link Management.Services Ltd.
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