

# \$640,000 - 66 Citadel Gardens Nw, Calgary

MLS® #A2252921

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.09 Acres

Citadel, Calgary, Alberta

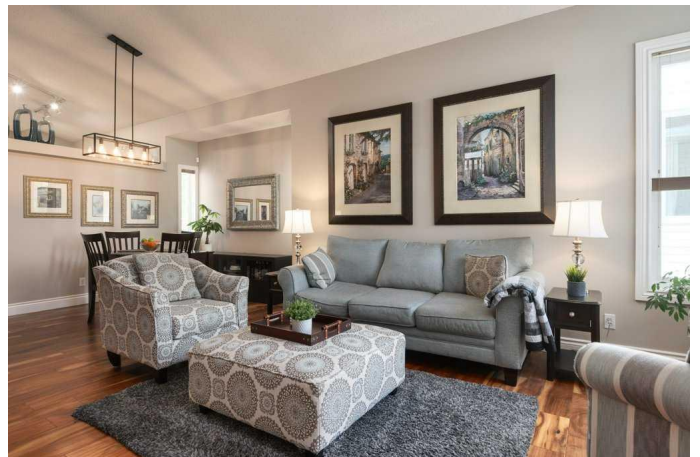
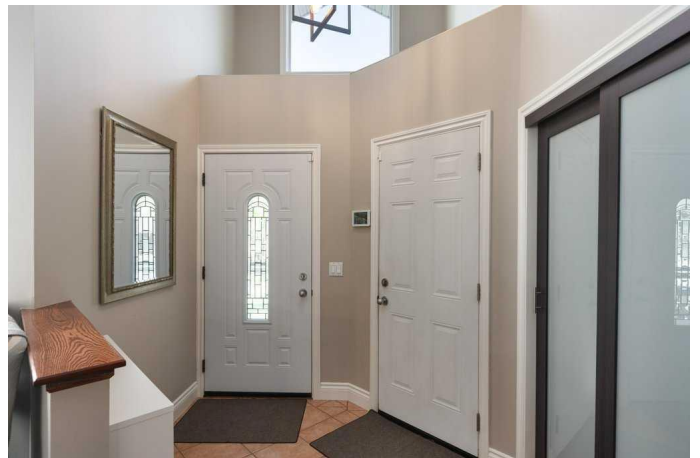
Welcome to this beautifully maintained and updated 3-level split in the heart of family-friendly Citadel! Offering an open and inviting floor plan, this home is ideal for families or professionals who love to entertain or need flexible spaces to work from home.

Inside, youâ€™ll immediately notice the thoughtful updates throughout, including a bright and modern kitchen, central air conditioning, and three comfortable bedrooms paired with three full baths. The heated garage is a true perk during our chilly Calgary wintersâ€”no more cold starts in the morning!

The exterior is just as impressive. Mature trees, fruit trees, and a landscaped yard provide both beauty and privacy, while the covered deck with skylights creates the perfect outdoor retreatâ€”whether youâ€™re enjoying a quiet coffee, reading a book, or hosting friends rain or shine.

Additional features include a spacious and functional crawl space for storage, and a relaxing sauna (yes, itâ€™s included!). Recent upgrades will give you peace of mind, with a furnace (2017), hot water tank (2021), dishwasher (2022), and a brand new stove (2024). Even betterâ€”the seller is replacing all Poly-B plumbing prior to possession, with work scheduled for September 27th.

Citadel is known for its welcoming community



feel, with schools, parks, and pathways nearby. Youâ€™ll also enjoy quick access to Stoney Trail for weekend mountain getaways, plus convenient shopping and amenities just minutes from your door.

This home is truly move-in ready. All thatâ€™s left to do is unpack and start enjoying everything it has to offer.

Built in 1993

**Essential Information**

MLS® #	A2252921
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,336
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	66 Citadel Gardens Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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