

# \$725,000 - 52 Citadel Vista Green Nw, Calgary

MLS® #A2259362

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,739 sqft

Residential on 0.13 Acres

Citadel, Calgary, Alberta

STUNNING MOUNTAIN VIEWS!! Welcome to this spacious family home that blends comfort, flexibility, and a peaceful setting. Offering over 1,730 sq ft above grade plus an additional 790 sq ft in the basement's illegal suite, this 4-bedroom, 3.5-bath home offers room to grow and adapt to your needs. Whether you're looking for extra space for extended family, a private guest area, or a potential mortgage helper, this home delivers.

Set on a generous lot backing onto green space, you'll enjoy privacy and stunning mountain views right from your backyard. The main floor is bright and inviting with large windows, an open-concept living and family area, and a well-equipped kitchen with ample cabinetry, generous counter space, and a dining area that serves as the perfect spot for family meals. A convenient laundry/mudroom and powder room complete this level, with direct access to the back deck, perfect for entertaining or simply relaxing while you take in the views.

Upstairs, a bright and inviting bonus room offers the perfect space for family time or a cozy retreat. The primary suite features a bright, airy layout, a generous walk-in closet, and a private 4-piece ensuite. Two additional spacious bedrooms and a well-appointed 4-piece main bathroom complete the upper level.



The walk-out level with separate entry, features an illegal suite (see supplements for more details on the City of Calgary Secondary Suites and Incentive Program), complete with a large living area, kitchen, bedroom, full bath, and its own laundry. This space is ideal for in-laws, guests, or rental opportunities while still being connected to the home.

With its thoughtful layout, versatile spaces, and serene setting, this home offers the perfect balance of comfort, functionality, and opportunity for family living. The sellers have just reduced the price by \$35,000 to help buyer's with the cost of any wanted aesthetic updates. There is also a City of Calgary Secondary Suite Incentive Program that gives owners up to \$10,000 to build and register a secondary suite. Don't miss out on the huge potential in this home. Book your showing today!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259362    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,739       |
| Acres          | 0.13        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                           |
|---------|---------------------------|
| Address | 52 Citadel Vista Green Nw |
|---------|---------------------------|

|             |         |
|-------------|---------|
| Subdivision | Citadel |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 4W7 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas, Living Room                                                                |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                                 |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, See Remarks, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 27                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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