

# \$809,900 - 160 Citadel Meadow Grove Nw, Calgary

MLS® #A2213268

**\$809,900**

4 Bedroom, 3.00 Bathroom, 2,058 sqft

Residential on 0.13 Acres

Citadel, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY MAY 4 FROM 1PM-3PM. Welcome to 160 Citadel Meadow Grove NW. Nestled in the highly sought-after community of Citadel, this lovingly maintained home is a rare gem. Offering over 2,900 sq ft of living space on a spacious pie-shaped lot, it features a sunny south-facing backyard with a stunning two-tiered Trex deckâ€”perfect for relaxing or entertaining, with zero maintenance required.

Proudly owned by the original homeowner for 27 years, this home has been thoughtfully updated throughout, including:

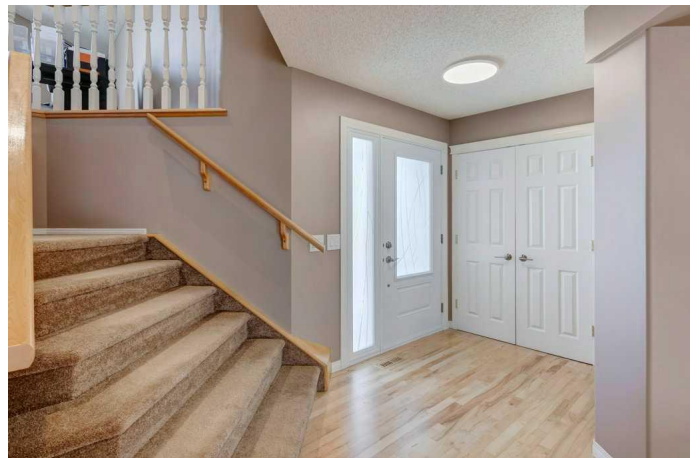
A modernized kitchen with granite countertops and premium stainless steel Bosch appliances, New furnace(2019), hot water tank(2019), and central A/C (2019)

All new windows (2022)

New front and patio doors (2022)

Newer roof (2015), Heated garage, Motorized Blinds throughout.

Inside, the main floor features a welcoming foyer, a formal dining room, a spacious kitchen with a breakfast nook, and a bright living room. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary retreat with an updated ensuite, plus a beautifully renovated main bathroom, and a spacious bonus roomâ€”ideal for a home office, playroom, or cozy movie nights. The fully finished basement with 9 Ft ceilings adds even more value with a large recreation room and a fourth bedroomâ€”ideal for guests, teens, or a hobby area.



And itâ€™s not just the home that shinesâ€”the location is unbeatable. Youâ€™re within walking distance to schools, parks, shopping, restaurants, transit and more. This is your chance to own a truly turnkey home in one of Calgaryâ€™s most beloved family neighborhoods. Donâ€™t miss outâ€”homes like this in Citadel donâ€™t come around often!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213268    |
| Price          | \$809,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,058       |
| Acres          | 0.13        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 160 Citadel Meadow Grove Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4K8                     |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Heated Garage |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows                               |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Gazebo |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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