

# \$688,800 - 44 Citadel Manor Nw, Calgary

MLS® #A2256829

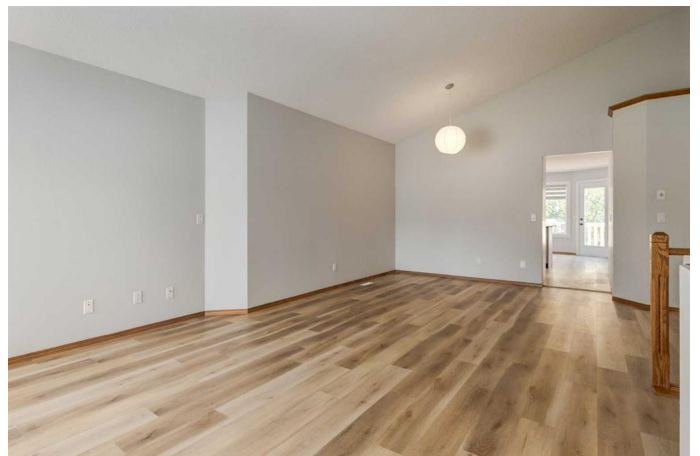
**\$688,800**

4 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Open House 1-3PM, Sunday, November 9, 2025. Welcome to Citadel! Nestled in the sought-after community of Citadel, this beautifully maintained bungalow shows true pride of ownership from the same owners for 27 years. With over 2,450 sq. ft. of living space, fully finished walkout basement, and a sunny southeast-facing backyard with mature trees, this property is perfect for families looking for comfort and convenience. The main floor features vaulted ceilings, fresh paint throughout, newly installed LVP flooring, and a spacious layout. The gourmet kitchen boasts brand-new stainless steel appliances and the breakfast nook overlooking the deck and the backyard. The primary bedroom offers a generous retreat with a full ensuite, accompanied by a second bedroom and another full bathroom on the main level. For added convenience, a laundry room is also located on this floor. The walkout basement expands the living space with two additional bedrooms, a full bathroom, and a beautifully finished family area complete with an elegant wet bar and new carpet(2025). The family room is highlighted by a stunning stone-accented gas fireplace. Brand new triple pane windows for the entire house and new doors installed in 2025, while recent updates such as hail-resistant asphalt shingles (2025) ensure lasting value. The oversized garage is fully insulated and finished, offering plenty of space for vehicles, storage, or hobbies. Outside, the private backyard is perfect for



relaxing or entertaining, with mature trees providing natural beauty and shade. Located close to parks, schools, shopping centres, and with easy access to major routes, this home combines timeless charm with modern updates in one of Calgary's most desirable communities. Please click the virtual tours for more detail!

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256829    |
| Price          | \$688,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,277       |
| Acres          | 0.11        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 Citadel Manor Nw |
| Subdivision | Citadel             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 3Y3             |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                            |
| Parking Spaces | 4                                                                                                         |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |

# of Garages 2

### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Family Room, Gas, Stone, Insert

Has Basement Yes

Basement Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2025

Days on Market 48

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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