

\$425,000 - 53 Citadel Mesa Close Nw, Calgary

MLS® #A2270691

\$425,000

3 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.07 Acres

Citadel, Calgary, Alberta

Welcome to a fantastic opportunity to enter the Calgary real estate market at an affordable price! Located in the DESIRABLE NW COMMUNITY of CITADEL, this single-family detached home offers strong potential for buyers ready to put in some work and make it their own. Featuring 3 bedrooms and 1.5 bathrooms, this home is situated on a QUIET, FAMILY-FRIENDLY crescent with a WEST-FACING BACKYARD, perfect for enjoying evening sunshine, with plenty of room to build a deck or create a space to garden, entertain, or play. Families will appreciate the UNBEATABLE LOCATION, just minutes from ST. BRIGID SCHOOL (Kâ€“9) and CITADEL PARK SCHOOL (Kâ€“5), as well as a NEARBY PLAYGROUND, outdoor rink, and tennis courts. Commuters and weekend explorers will love the convenience of QUICK ACCESS TO STONEY TRAIL, providing easy travel in every direction. Important updates include ROOF & SIDING approximately 12 YEARS OLD, and the FURNACE and hot water tank roughly 10 YEARS OLD, offering peace of mind as you begin your renovation journey. The unfinished basement provides EXCELLENT DEVELOPMENT POTENTIAL with ROUGHED-IN PLUMBING already in place, while the SINGLE CARPORT offers covered parking. This property presents a great chance for first-time buyers, investors, or renovators looking to build equity. Donâ€™t miss your opportunity to bring new life to this



home and enjoy all that Citadel has to offer!

Built in 2002

Essential Information

MLS® #	A2270691
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,028
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	53 Citadel Mesa Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5L1

Amenities

Parking Spaces	4
Parking	Alley Access, Carport, Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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