

# \$679,900 - 253 Citadel Way Nw, Calgary

MLS® #A2218736

**\$679,900**

3 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.14 Acres

Citadel, Calgary, Alberta

See 3D TOUR! EXPANSIVE CORNER LOT WITH PAVED BACK LANE! This beautifully maintained 3-bedroom, 2-bathroom home is tucked into the desirable community of Citadel and offers excellent value for families, first-time buyers, or investors. Thoughtfully refreshed with new paint throughout, the home features low-maintenance flooring, NO CARPETS HERE!

The open-concept main level is filled with natural light and features vaulted ceilings, a spacious living area, and an updated kitchen with quartz countertops and newer stainless steel appliances. The primary bedroom includes its own private ensuite, while the two additional bedrooms are served by a second full bathroom. The lower level is partially finished and currently used as a recreation area, offering flexibility and future development potential for the next owner.

Recent mechanical upgrades include a newer hot water tank replaced in 2019. The home sits on a desirable corner lot with a paved back lane, allowing for extra parking and privacy. Outside, the sunny backyard features a large deck, a basketball hoop, and an expansive side yard that is perfect for entertaining, kids at play, or simply enjoying the outdoors.

Families will appreciate the close proximity to excellent schools, all within 3 kilometers: St Brigid Catholic School (Kindergarten to Grade



9) a short walk away, Citadel Park School (Kindergarten to Grade 5), Arbour Lake School (Grades 6 to 9), and Robert Thirsk High School (Grades 10 to 12). Shopping and transit are also incredibly convenient, with Crowfoot Crossing, Costco, Walmart, Superstore, and Beacon Hill Centre just minutes away. Crowfoot LRT and quick access to Stoney Trail make commuting easy and efficient.

This is a wonderful opportunity to own a move-in-ready home in one of Northwest Calgary's most established and family-friendly communities. Schedule your private showing today!

Built in 2002

### **Essential Information**

MLS® #	A2218736
Price	\$679,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	253 Citadel Way Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A7

## Amenities

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

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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