

# \$624,800 - 58 Citadel Acres Close Nw, Calgary

MLS® #A2238256

**\$624,800**

4 Bedroom, 4.00 Bathroom, 1,339 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

Welcome to 58 Citadel Acres Close NW, a beautifully maintained and thoughtfully upgraded two-storey home with a total of 1,964 sqft. of developed living space, nestled in the highly desirable community of Citadel. This charming home greets you with a bright and spacious living room, showcasing rich hardwood flooring (2019) and abundant natural light streaming through large windows. The open-concept kitchen features a movable island, ample cabinetry, pantry, and stainless steel appliances (2017) – perfect for home chefs and entertaining alike. Adjacent is a cozy dining area with a patio door and oversized window, creating a cheerful and sun-filled space overlooking the backyard. Step outside onto the massive full-width deck (19' x 11'), ideal for summer BBQs, lounging, or enjoying serene views of the surrounding area. Upstairs, you'll find three generously sized bedrooms, including a spacious front-facing Primary bedroom with private ensuite, a second bedroom with its own walk-in closet, and a third bedroom – all complemented by a full 4-piece bathroom and hallway storage. But the standout feature of this home is the fully developed LEGAL walk-out basement suite (built 2020) – Unit #58R for extra mortgage helper – complete with its own private entrance, bright living/dining area, one bedroom, 3-piece bathroom, and laminate flooring throughout. This legal suite enjoys excellent natural light and includes access to a covered concrete



patio, offering a comfortable outdoor retreat. Ideal for rental income or multigenerational living! Other highlights: Quartz countertops in all bathrooms. Washer(2023) & dryer in shared basement area. Double detached garage with laneway access. Upgraded carpet on upper floors (2017) Dishwasher(2023) kitchen hood fan(2023) Basement stove (2018) and fridge (2022) Basement stair laminate (2018) Located just minutes from Stoney Trail, Royal Oak Centre, Royal Vista, parks, and schools â€” this move-in ready home truly has it all. Donâ€™t miss your chance to own this gem in a great neighbourhood with built-in mortgage helper. Book your private showing today!

Built in 2000

**Essential Information**

MLS® #	A2238256
Price	\$624,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,339
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	58 Citadel Acres Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

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

## Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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