

# \$675,000 - 331 Citadel Drive Nw, Calgary

MLS® #A2261218

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome Home to Citadel This gorgeous family home is perfectly located in the desirable community of Citadel " just steps from public transit, schools, playgrounds, and only moments away from Crowfoot Centre, with easy access to Stoney Trail. Main Floor Features: Bright and spacious family room with a cozy gas fireplace and custom built-in entertainment centre

Separate living room just off the main entrance  
Formal dining room or Office and Convenient powder room

Functional kitchen with island and breakfast bar, matching black appliances, track lighting, and direct access to the backyard deck

Second level has Three bedrooms, including a spacious primary suite

Primary bedroom features a four-piece ensuite with a large vanity, relaxing soaker tub, and walk-in closet

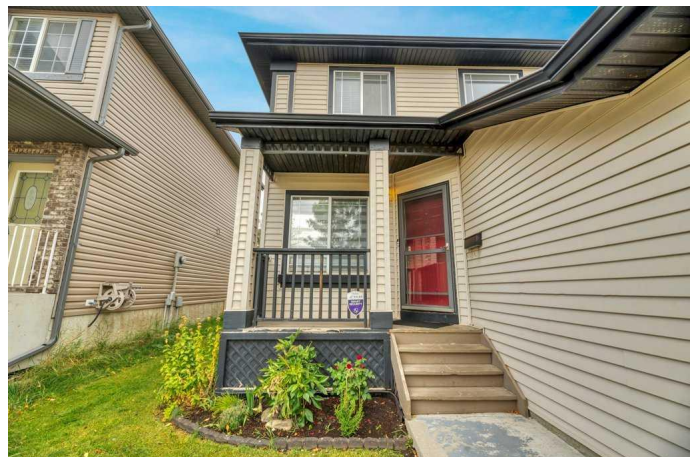
Upstairs laundry for added convenience

The Basement has one bedroom, Three-piece bathroom, Large recreational room

Office area, ideal for remote work or study.

The fully fenced backyard includes a deck " perfect for year-round enjoyment.

With plenty of space to live, work, and play, this home is move-in ready. Don't miss your chance to make it yours!



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261218    |
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,883       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 331 Citadel Drive Nw |
| Subdivision | Citadel              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 4V9              |

### Amenities

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

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Kitchen Island                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden                 |
| Lot Description   | Rectangular Lot        |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 18                |
| Zoning         | R-CG              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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