

# \$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, Unfinished, Partially Finished                                                              |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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