

\$444,900 - 109 Citadel Estates Manor Nw, Calgary

MLS® #A2264505

\$444,900

2 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.04 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained 2-storey townhome with a fully finished walkout basement, located in the desirable community of Citadel. This home offers a bright and open main floor featuring an updated kitchen, a spacious dining area, and a cozy great room with a gas fireplace that leads to a private balcony overlooking green space. Upstairs, you'll find two generous primary bedrooms, each with its own full ensuite, one of which includes convenient in-suite laundry. The walkout basement adds extra living space with a large family room, a storage room with roughed-in plumbing, and a built-in Murphy bed, perfect for guests. Additional features include a single attached garage, visitor parking just across the street, and numerous upgrades throughout, including a newer furnace, hot water tank, laminate flooring, kitchen cabinetry, and light fixtures. Ideally located close to shopping, schools, parks, walking paths, and public transit, this home is move-in ready—book your private showing today!

Built in 2002

Essential Information

MLS® #	A2264505
Price	\$444,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109 Citadel Estates Manor Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M7

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	19
Zoning	M-CG d44
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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