

# **\$799,000 - 8 Citadel Drive Nw, Calgary**

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MLS® #A2229905

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 22TH - 1-3PM. Welcome to your dream home located in the highly sought-after community of Citadel! This beautifully renovated home, completed by professional trades in 2018, is move-in ready and offers over 2,300 square feet of exquisite living space.

As you step inside, you'll be greeted by the grandeur of vaulted ceilings and floor-to-ceiling windows, which flood the home with natural light and provide a unique edge to the living space. The home boasts 4 spacious bedrooms and 3 fully updated bathrooms. The primary bedroom is a luxurious retreat featuring an ensuite with a walk-in shower and a soaker tub, perfect for unwinding after a long day. The additional bedrooms are generously sized, providing ample space for family or guests.

The lower level is designed for comfort and functionality, offering plenty of storage, a utility room, and a large living area complete with a new gas fireplace—ideal for cozy winter nights. The kitchen is a chef's delight, featuring quartz countertops, a huge island, stainless steel appliances, and a spacious dining area. Modern and high-quality laminate flooring and tile flow throughout the home, complemented by newer windows.

Step outside to enjoy the home's exceptional curb appeal, with beautiful shrubs and trees enhancing its charm. Spend your summers on



the raised balcony or in the private backyard, surrounded by mature, lush trees. For gardening enthusiasts, a greenhouse is included as a delightful bonus!

Situated in a desirable area, Citadel offers proximity to the Crowfoot Shopping Centre, walking paths, and excellent schools. This home is perfect for families looking to settle in one of Northwest Calgary's most coveted neighborhoods.

Don't miss the opportunity to make this exceptional property your new family home!

Built in 1992

### **Essential Information**

MLS® #	A2229905
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Countertops
Appliances	Dishwasher, Electric Stove, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Brush, Garden, Lawn, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	13
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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