# 108 Citadel Circle NW

Calgary | Active | MLS® A2350982

**$730,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1997** | **1,967 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Backing onto a park with a walkout basement, this spacious Citadel home offers a great layout and plenty of room for a growing family. A covered front porch welcomes you into a large entryway, with a formal dining room just off the entrance. The updated kitchen features quartz countertops, a herringbone backsplash, a large island with seating and a walk-in pantry. The adjacent dining nook opens onto the balcony, where you can enjoy your morning coffee overlooking the green space. The living room features high ceilings, large windows and a gas fireplace with a floor-to-ceiling surround. Hardwood flooring connects the main living spaces, creating a comfortable setting for everyday living and entertaining. A 2-piece bathroom and a spacious laundry and mudroom off the double attached garage complete the main floor.

Upstairs, the open loft-style bonus room works well as a home office, reading area or additional family space. The large primary bedroom includes a walk-in closet and an ensuite with a jetted tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The unfinished walkout basement is ready for your ideas, with sliding doors leading to the lower deck and large backyard. Mature greenery provides privacy, while a back gate offers direct access to the park and playground.

Enjoy walking distance to the local school and community association, with tennis courts, baseball diamonds and a skating rink nearby. Community pathways, transit within a block, and shopping and dining at nearby Country Hills Village and Beacon Hill add to the convenience. Easy access to Sarcee and Stoney Trails makes getting around the city simple. Book your showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350982 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 1997 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,967 sq. ft. |
| **Main Level Finished Area:** | 973 sq. ft. |
| **Upper Level Finished Area:** | 995 sq. ft. |
| **Below Grade Finished Area:** | 916 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,822 sq. ft. |
| **Lot Frontage:** | 29'7" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 1997 (Age: 29) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9412232 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |

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|---|---|
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Hardwood, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Northwest |
| **Community:** | Citadel |
| **Appliances:** | See Remarks |
| **Inclusions:** | N/A |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Main Floor** | Living Room · 16'5" × 13'2" · |
| **Main Floor** | Dining Room · 11'9" × 11'6" · |
| **Main Floor** | Dining Room · 11'9" × 10'8" · |
| **Main Floor** | Kitchen · 11'7" × 11'4" · |
| **Main Floor** | Laundry · 8'6" × 8' · |
| **Upper Level** | Bedroom - Primary · 15'6" × 12'11" · |
| **Upper Level** | Bedroom · 10'4" × 10'1" · |
| **Upper Level** | Bedroom · 13' × 9'11" · |

| | |
|---|---|
| **Upper Level** | Office · 10'11" × 10'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | None |
| **Interior Features:** | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s), Deck |
| **Lot Features:** | Backs on to Park/Green Space, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1N |
| **Listed Date:** | Oct 22, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-citadel-circle-nw-calgary-a2350982/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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