118 Citadel Meadow Gardens NW

Calgary | Active | MLS® A2344063

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2003**	**1,359.01 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

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A closer look

Welcome to 118 Citadel Meadow Gardens NW, a bright and spacious semi-detached two-storey offering a DOUBLE ATTACHED GARAGE, dramatic vaulted spaces, and a fantastic location in the established community of Citadel.

Step inside to an impressive soaring front entry, open to the second storey and setting the tone for the bright, open feel throughout the home. Continue toward the back where the main living areas come together beneath another stunning two-storey ceiling. The spacious living room is anchored by a cozy fireplace, while the adjoining formal dining area provides plenty of room for family dinners and entertaining. The kitchen is conveniently connected to the living space with a raised eating bar, keeping it open and social while still providing separation from the main entertaining areas. A convenient 2-piece powder room completes the main floor.

Upstairs, the primary bedroom offers a comfortable private retreat with a walk-in closet and 3-piece ensuite. A generous second bedroom is located near an additional 4-piece bathroom, creating an ideal setup for family, guests, or a home office.

The finished basement adds plenty of flexible living space with a HUGE recreation room ready to adapt to your needs - TV and movie room, games area, home office, gym, playroom, or a combination of them all. Multiple storage areas throughout the lower level provide plenty of room to keep everything organized.

Outside, enjoy a quiet Citadel location with easy access to the community’s extensive walking paths and TWO SCHOOLS right nearby. Shopping, transit, parks, and everyday amenities are all within easy reach, while the double attached garage adds the convenience Calgary buyers are looking for.

A versatile home with impressive ceiling heights, plenty of living space, and an excellent NW Calgary location - get in and see 118 Citadel Meadow Gardens today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344063
Bedrooms	2
Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,359.01 sq. ft.
Main Level Finished Area:	693.38 sq. ft.
Upper Level Finished Area:	665.63 sq. ft.
Below Grade Finished Area:	713.93 sq. ft.
Condo Fee:	$444.88
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0313390

Heating:	Central, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
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:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Citadel
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	NONE

Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'5" × 9'1" ·
Main Floor	Living Room · 17'5" × 12'11" ·
Main Floor	Dining Room · 10'5" × 9'7" ·
Upper Level	Bedroom - Primary · 17' × 13'5" ·
Upper Level	Bedroom · 13'10" × 11'10" ·
Basement	Game Room · 21'11" × 17'1" ·
Basement	Furnace/Utility Room · 8'8" × 7'1" ·
Basement	Storage · 10'8" × 5'8" ·
Basement	Storage · 8'11" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Rear Porch
Lot Features:	Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-citadel-meadow-gardens-nw-calgary-a2344063/

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

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