163 Citadel Drive NW

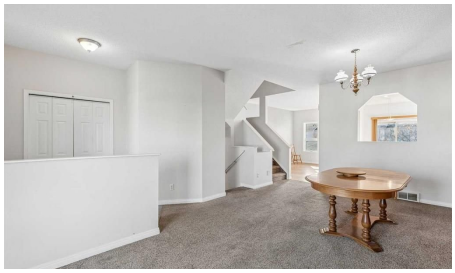
Calgary | Active | MLS® A2351270

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1995**	**1,508.82 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

1,508 sq. townhouse with 3 BEDROOMS, 2 ½ BATHROOMS, MASTER ENSUITE, FULLY FINISHED WALKOUT BASEMENT, DOUBLE DETACHED GARAGE in the sought-after community of Citadel. The main floor features a spacious living room, a comfortable family room with fireplace, and a functional kitchen with generous cabinetry, ample counter space and an adjoining eating area looking out over the South facing back yard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and private ensuite bathroom. The additional bedrooms offer plenty of flexibility for children, guests, or a home office. The fully finished walk-out basement provides valuable additional living space, ideal for a recreation room, home theatre, exercise area, or playroom. Outside, enjoy your own private fenced yard and concrete patio, The double detached garage keeps your car nice and warm on those cold winter nights. Citadel is known for its excellent schools, parks, playgrounds, and extensive walking pathways, with convenient access to shopping, restaurants, transit and major roadways including Stoney Trail and Country Hills Boulevard. All this together makes this the best house to call your next home! Book a showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351270
Bedrooms	3
Bathrooms	3
Year Built	1995
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,508.82 sq. ft.
Main Level Finished Area:	778.08 sq. ft.

Upper Level Finished Area:	730.74 sq. ft.
Below Grade Finished Area:	737.92 sq. ft.
Condo Fee:	$522.30
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management
Lot Area:	2,120 sq. ft.
Lot Frontage:	21'
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1995 (Age: 31)
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:	9510508
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Citadel
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 10'10" × 9'9" ·
Main Floor	Dining Room · 13'8" × 10'4" ·
Main Floor	Breakfast Nook · 7'7" × 5' ·

Main Floor	Living Room · 21'3" × 12'10" ·
Upper Level	Bedroom - Primary · 13'8" × 11'5" ·
Upper Level	Bedroom · 11'8" × 9'8" ·
Upper Level	Bedroom · 10'1" × 8'5" ·
Basement	Game Room · 19'7" × 15'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Pantry
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/163-citadel-drive-nw-calgary-a2351270/

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