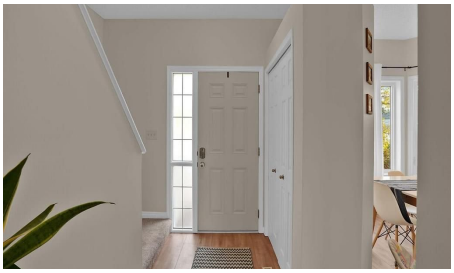
169 Citadel Drive NW

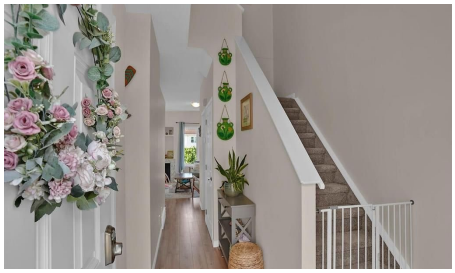
Calgary | Active | MLS® A2348199

$499,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1995**	**1,438.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to 169 Citadel Drive NW!
This bright & Spacious end-unit townhouse offers the extra privacy, natural light, and additional windows buyers often look for in a townhome. With 3+1 bedrooms and 3&½ bathrooms, there is plenty of space for a growing family, guests, a home office, or a comfortable lower-level retreat. Fully Finished Walk-Out Basement offers recreation room, a bedroom and a full bathroom. Fenced South facing Backyard, Newer Hot water tank, Newer Furnace, New Quartz countertops & Kitchen Sink, New Luxury Laminate planks flooring, Newer Carpet upstairs and downstairs, New windows and doors, Insulated and drywalled Double Detached Garage.
The main living area offers a functional layout designed for everyday living and entertaining, while the additional bedroom and bathroom space provide flexibility for different stages of life. Being an end unit adds to the appeal with fewer shared walls and a greater sense of privacy.
Located in the desirable Citadel community, this home is close to schools, parks, shopping, transit, and many of the amenities of North West Calgary. It’s a great opportunity for buyers looking for the space and lifestyle of a family home without the maintenance of a detached property. A spacious, versatile end unit in a well-established community - definitely worth putting on your viewing list!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348199
Bedrooms	4
Bathrooms	4
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:	1,438.37 sq. ft.
Main Level Finished Area:	739.13 sq. ft.
Upper Level Finished Area:	699.24 sq. ft.
Below Grade Finished Area:	673.66 sq. ft.
Condo Fee:	$522.30
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	275 sq. ft.
Lot Frontage:	24'3"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1995 (Age: 31)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9510508
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Citadel
Amenities:	Parking, Playground, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 65'11" × 46'3" ·
Main Floor	Dining Room · 39'4" × 34'1" ·

Main Floor	Kitchen · 39'8" × 39' ·
Upper Level	Bedroom - Primary · 38'1" × 37'9" ·
Upper Level	Bedroom · 37'1" × 26'3" ·
Upper Level	Bedroom · 43'8" × 31'6" ·
Lower Level	Bedroom · 40'4" × 32'10" ·
Lower Level	Mud Room · 31'2" × 26'11" ·
Lower Level	Game Room · 63'8" × 46'11" ·
Lower Level	Storage · 19' × 13'1" ·
Lower Level	Furnace/Utility Room · 23'4" × 19' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Other, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/169-citadel-drive-nw-calgary-a2348199/

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