319 Citadel Hills Place NW

Calgary | Active | MLS® A2341651

$654,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1993**	**1,280.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to 319 Citadel Hills Place NW, a beautifully refreshed bi-level home nestled in a quiet cul-de-sac pocket in the desirable community of Citadel. Offering over 2,490 sq. ft. of fully finished living space (1,280+ sq. ft. main level), this zero-DIY, move-in-ready property delivers exceptional value, extensive upgrades, and total peace of mind with NO Poly-B plumbing. Inside, the home has been meticulously updated from top to bottom with fresh interior paint throughout and, new trims and baseboards. The main level features durable Luxury Vinyl Plank (LVP) flooring, brand-new interior doors, and a functional kitchen highlighted by new cabinetry, new quartz countertops, a modern backsplash, a large pantry, and a bright breakfast nook. Completing the main floor are two comfortable bedrooms and two fully renovated 4-piece bathrooms, including a private primary ensuite accessed via a walk-through closet. The fully finished lower level significantly expands your living space with brand-new plush carpet, nearly all brand-new vinyl windows, a third spacious bedroom, and a third newly renovated full bathroom. You will also find a dedicated laundry area, generous storage, and an expansive recreational area ideal for a home theater, game room, or fitness space. Key practical and structural improvements provide long-term peace of mind, including a roof replaced approx. 10 years ago, a brand-new double garage door and opener, and upgraded windows. Outside, the home boasts charming curb appeal with a welcoming front porch and freshly painted exterior trim. The private, west-facing backyard features no neighbours directly behind. Beyond the attached double garage, an extended driveway provides ample extra parking. Ideally situated just steps from local parks, scenic walking paths, top-rated schools, nearby shopping, and major transit routes, this home combines turn-key convenience with an unbeatable location. Quick possession is available-schedule your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341651
Bedrooms	3
Bathrooms	3
Year Built	1993
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:	Bi-Level
Total Living Area:	1,280.48 sq. ft.
Main Level Finished Area:	1,280.48 sq. ft.
Below Grade Finished Area:	1,214.52 sq. ft.
Acreage:	No
Lot Area:	4,650 sq. ft.
Lot Frontage:	42'1"
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9212054
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Citadel
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 13'7" × 11'9" ·
Main Floor	Living Room · 16'4" × 10'5" ·
Main Floor	Bedroom - Primary · 14'3" × 10'11" ·
Main Floor	Foyer · 10'6" × 6' ·
Main Floor	Family Room · 16'4" × 11'8" ·
Main Floor	Dining Room · 8'8" × 6' ·
Main Floor	Bedroom · 12'9" × 12'3" ·
Basement	Bedroom · 11'11" × 9'8" ·
Basement	Game Room · 27'11" × 23'6" ·
Basement	Storage · 11'4" × 7'4" ·

Basement	Storage · 15' × 12'4" ·
Basement	Furnace/Utility Room · 12'1" × 12'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/319-citadel-hills-place-nw-calgary-a2341651/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.