403 Citadel Terrace NW

Calgary | Active | MLS® A2358614

$449,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1992**	**1,486.6 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to one of the best-located homes in the Citadel Terrace complex! This END UNIT townhome (1,486.6 sq ft RMS) is attached on one side only and BACKS ONTO A SPACIOUS GREEN SPACE, with open green space on its side as well - a private, park-like setting with mature trees. Inside, the main floor is filled with natural light: the dining room sits in a bright bay of windows at the front, and hardwood floors run through the entry, dining room and kitchen. The kitchen features upgraded cabinetry - the builder's original upgrade package, also found in all of the bathrooms - plus extra hanging cabinets for added storage. At the back of the home, the family room features a cozy gas fireplace and a door out to the deck - the perfect spot to enjoy the green space. A 2-piece powder room completes the main floor. Upstairs, the primary bedroom offers a walk-in closet and a 4-piece ensuite, while two more bedrooms share a 4-piece main bathroom. The finished basement adds a large family/recreation room, a den/office with a closet, and a laundry room with washer and dryer plus a full wall of white built-in storage cupboards. As per the seller, the home has been well maintained. In recent years, the Poly-B plumbing has been replaced throughout, and the fridge, dishwasher, all three toilets and the garage door opener motor have been replaced (opener remote included); the furnace was replaced approximately 10-12 years ago. The insulated single attached garage plus an extra-long driveway offers convenient additional parking, and the complex provides ample visitor parking in several areas - convenient when family and friends come to visit. Citadel is a family-friendly community built around parks, pathways and green spaces, with Citadel Park offering a playground, sports fields, tennis and basketball courts and an outdoor rink. The home is close to Citadel Park School and St. Brigid School, and just a short drive to shopping and services at Country Hills Village (Real Canadian Superstore) and Crowfoot Crossing, the Melcor YMCA at Crowfoot with its swimming pool, and the Crowfoot CTrain station, with easy access to Country Hills Boulevard, Sarcee Trail and Stoney Trail. A great opportunity to own an end unit backing onto green space in Citadel!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358614
Bedrooms	3
Bathrooms	3
Year Built	1992
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,486.6 sq. ft.
Main Level Finished Area:	746.6 sq. ft.
Upper Level Finished Area:	740 sq. ft.
Condo Fee:	$517.17
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1992 (Age: 34)
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:	9211863
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Citadel Terrace
Community:	Citadel
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	The upright freezer and beverage cooler in the basement are in working condition and are included "AS IS". One of the bookshelves in the basement is also included.
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Living Room · 13'3" × 12'11" ·
Main Floor	Kitchen · 13' × 12'1" ·

Main Floor	Dining Room · 10'8" × 9'9" ·
Main Floor	Entrance · 10'5" × 8' ·
Upper Level	Walk-In Closet · 6' × 6' ·
Upper Level	Bedroom - Primary · 13'3" × 12'9" ·
Upper Level	Bedroom · 13'6" × 9'5" ·
Upper Level	Bedroom · 14' × 9'3" ·
Basement	Den · 10'1" × 7'5" ·
Basement	Family Room · 18'3" × 12'9" ·
Basement	Laundry · 18'7" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Storage, Track Lighting, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-citadel-terrace-nw-calgary-a2358614/

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

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