52 Citadel Forest Close NW

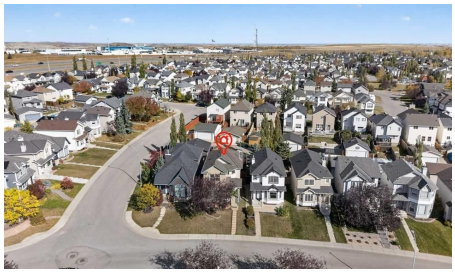
Calgary | Active | MLS® A2350462

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2000**	**1,524.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Prime opportunity here in the popular Northwest Calgary community of Citadel in this fully finished two storey built by Excel Homes. Brand new carpet and paint on upper floors. Located on this quiet crescent in West Citadel, this spacious family home enjoys 4 bedrooms & 3.5 bathrooms, eat-in oak kitchen, 2 gas fireplaces, fenced backyard with large deck & is walking distance to bus stops, playground & park. Drenched in natural light, this great-sized home features a super floorplan featuring sunny living room with big windows, inviting family room with fireplace, open concept dining room with access to the backyard & oak kitchen with black/stainless steel appliances & loads of cabinet space. Upstairs there are 3 bedrooms & 2 full bathrooms; the primary bedroom has a fireplace, walk-in closet & full ensuite. The lower level is finished with a rec room, laundry room with Samsung washer & dryer, & a 4th bedroom with walk-in closet & private full bathroom. The backyard is fully fenced & landscaped, complete with storage shed, terrific deck with privacy screen & gate to the rear parking pad. Both of the schools in the community - St. Brigid & Citadel Park - are close-by, & the easy access to Country Hills Blvd means you means you are just minutes to major retail centers, Shane Homes YMCA, LRT, University of Calgary & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350462
Bedrooms	4
Bathrooms	4
Year Built	2000
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:	2 Storey
Total Living Area:	1,524.31 sq. ft.
Main Level Finished Area:	804.71 sq. ft.

Upper Level Finished Area:	719.6 sq. ft.
Below Grade Finished Area:	588.25 sq. ft.
Acreage:	No
Lot Area:	3,681 sq. ft.
Lot Frontage:	30'2"
Front Exposure:	Southwest
Unit Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2000 (Age: 26)
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:	9913292
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Excel Homes
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Primary Bedroom
Garage:	No
Garage Spaces:	0
Parking:	Alley Access, Outside, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Citadel
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Privacy screen on deck. NOTE: garburator & fireplaces
Restrictions:	None Known
Main Floor	Living Room · 15'2" × 13'6" ·
Main Floor	Dining Room · 9'4" × 8'5" ·
Main Floor	Kitchen · 10' × 9'4" ·
Main Floor	Family Room · 16' × 11'8" ·
Upper Level	Bedroom - Primary · 15'11" × 11'7" ·
Upper Level	Bedroom · 9'3" × 8'10" ·
Upper Level	Bedroom · 11'11" × 8'3" ·
Basement	Game Room · 22'10" × 12'11" ·
Basement	Bedroom · 13'5" × 11'9" ·
Basement	Laundry · 7'6" × 7'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Chandelier, Laminate Counters, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard, Storage
Patio And Porch Features:	Deck, Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-citadel-forest-close-nw-calgary-a2350462/

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