541 Citadel Meadow Bay NW

Calgary | Active | MLS® A2333135

$759,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2001**	**1,940.79 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Crown

A closer look

LEGAL 1 Bed + Den WALK-OUT Basement Suite | Backing onto Treed Greenspace | No Neighbours Behind | Quiet Cul-de-Sac | Total 4 Bedrooms | 3.5 Bathrooms | Open Floor Plan | Chef's Kitchen | Full Height Cabinets | Granite Countertops | Tile Backsplash | Corner Pantry | Formal Dining Room | Gas Fireplace | Main Level Laundry | Upper Level Family Room | 3 Upper Level Bedrooms | Primary Retreat with Walk-in Closet & Ensuite | Basement Separate Entry | Open Floor Plan Kitchen & Rec Room | Basement Laundry | Great Storage | Upper Deck | Front Attached Double Garage. Perfectly positioned on a quiet cul-de-sac backing directly onto a beautiful treed greenspace with no neighbours behind, this home offers exceptional living space, privacy & the added benefit of a registered legal walk-out basement suite. Step inside to a bright main level finished with engineered bamboo & porcelain tile flooring throughout. The kitchen & living room are designed with an open floor plan while separated by a half-height feature wall, creating distinct spaces that remain connected for comfortable everyday living. The chef's kitchen is beautifully finished with full height cabinetry, granite countertops, tile backsplash, a corner pantry & generous cabinet storage. The breakfast nook is perfectly positioned alongside the feature wall, creating a welcoming dining space filled with character while overlooking the backyard & greenspace. At the front of the home, the formal dining room is framed by large windows that fill the space with abundant natural light, making it the perfect setting for family dinners. The living room is centred by a gas fireplace, creating a warm & inviting atmosphere. A convenient laundry room & 2pc bathroom complete the main level. Upstairs, the split landing separates the family room from the bedroom wing, creating a functional layout with additional privacy. The family room is a fantastic bonus space for movie nights. The upper level also holds 3 spacious bedrooms & 2 full bathrooms. The primary retreat features a private 4pc ensuite with a tub/shower combination, while bedrooms 2 & 3 are generously sized & share the updated 4pc bathroom. The fully finished walk-out basement is a legal 1 bed + den suite complete with its own separate entrance, private laundry, an open floor plan kitchen & recreation room, 1 bedroom, 1 den, a full 4pc bathroom & excellent storage, making it an outstanding opportunity for rental income or multigenerational living. Outside, enjoy the expansive yard leading directly onto the treed greenspace. The upper deck is the perfect place for outdoor dining, entertaining or relaxing while taking in the peaceful surroundings. The concrete patio off the walkout basement doors provides additional outdoor seating! Located close to parks, schools, shopping, transit & major commuter routes, this exceptional home offers the perfect combination of location, functionality & long-term value. Hurry & book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333135
Bedrooms	4
Bathrooms	4
Year Built	2001
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,940.79 sq. ft.
Main Level Finished Area:	997.35 sq. ft.
Upper Level Finished Area:	943.44 sq. ft.
Below Grade Finished Area:	924.75 sq. ft.
Acreage:	No
Lot Area:	4,445 sq. ft.
Lot Frontage:	34'8½"
Front Exposure:	Southeast
Unit Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2001 (Age: 25)
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:	0012461

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Citadel
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	Basement Appliance Package: Fridge, Electric Stove, Range Hood, Stackable Washer/Dryer
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 11'9" × 10'7" ·
Main Floor	Family Room · 11'9" × 11'2" ·

Main Floor	Kitchen · 22'1" × 14'7" ·
Main Floor	Laundry · 6'4" × 5'1" ·
Main Floor	Living Room · 11'4" × 10'1" ·
Upper Level	Bedroom · 11'1" × 10'1" ·
Upper Level	Bedroom · 16'1" × 9'11" ·
Upper Level	Bonus Room · 17' × 12'6" ·
Upper Level	Bedroom - Primary · 15'1" × 12'1" ·
Basement	Bedroom · 13'8" × 8'7" ·
Basement	Walk-In Closet · 2' × 1'11" ·
Basement	Kitchen · 17'5" × 16'10" ·
Basement	Den · 9'11" × 7'11" ·
Basement	Game Room · 15'11" × 11'4" ·
Basement	Storage · 3'5" × 2'4" ·
Basement	Furnace/Utility Room · 11'9" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-CG
Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/541-citadel-meadow-bay-nw-calgary-a2333135/

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.