87 Citadel Meadow Grove NW

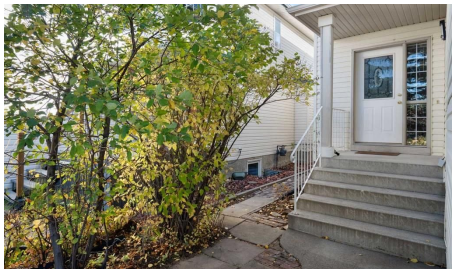
Calgary | Active | MLS® A2354251

$618,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1998**	**1,748.3 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

An exceptional opportunity to own a detached home in the established, family-friendly community of Citadel! Offering generous living spaces, a functional layout, and a beautiful backyard setting with no rear neighbours, this two-storey home is filled with potential and ready for its next chapter.

Step inside to a bright and welcoming main floor featuring a spacious living room, an inviting kitchen with a central island, ample cabinetry, pantry, and adjoining dining area. A separate bonus family room with a cozy gas fireplace provides the perfect space to gather and unwind, while convenient main-floor laundry adds to the home's everyday practicality.

One of the home's most distinctive features is the charming sunroom, showcasing a beautiful curved glass ceiling and expansive windows that invite an abundance of natural light. This unique seasonal retreat offers a lovely space to enjoy your morning coffee, relax with a favourite book, or simply take in the surrounding greenery during the warmer months.

Upstairs, three generously sized bedrooms provide comfortable accommodations for the whole family. The spacious primary bedroom features a walk-in closet and a four-piece ensuite with dual sinks, while two additional bedrooms and a full bathroom complete the upper level.

Outside, the fully fenced backyard is framed by mature trees and established landscaping, creating a peaceful and private setting with no neighbours directly behind. A double attached garage and spacious driveway provide ample parking, while the mature landscaping adds to the home's welcoming curb appeal.

Ideally situated close to schools, parks, playgrounds, walking and cycling pathways, shopping, and everyday amenities, Citadel offers the convenience and sense of community that make it such a desirable place to call home.

With its generous footprint, distinctive sunroom, and fantastic location, this property presents an exciting opportunity to personalize a home to your own tastes while enjoying all the benefits of an established northwest Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354251
Bedrooms	3
Bathrooms	3
Year Built	1998

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:	1,748.3 sq. ft.
Main Level Finished Area:	724.54 sq. ft.
Upper Level Finished Area:	1,023.78 sq. ft.
Below Grade Finished Area:	684.96 sq. ft.
Acreage:	No
Lot Area:	4,445 sq. ft.
Lot Frontage:	32'7"
Front Exposure:	Southwest
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1998 (Age: 28)
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:	9712377
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle, Recreation Room, See Remarks
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Bathroom, Main Level
City Quadrant:	Northwest
Community:	Citadel
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	NA
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 16'2" × 12'1" ·

Main Floor	Living Room · 16'2" × 12'3" ·
Main Floor	Dining Room · 12'9" × 7' ·
Main Floor	Foyer · 14' × 8'11" ·
2nd Floor	Bedroom - Primary · 16'6" × 12'5" ·
2nd Floor	Bedroom · 13'8" × 10'3" ·
2nd Floor	Bedroom · 10'4" × 10'4" ·
2nd Floor	Bonus Room · 17' × 16'10" ·
2nd Floor	Sunroom/Solarium · 20'11" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Enclosed
Lot Features:	Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, No Back Lane, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-citadel-meadow-grove-nw-calgary-a2354251/

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