

# \$679,900 - 111 Citadel Drive Nw, Calgary

MLS® #A2216547

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained detached single-family home located in the family-friendly neighborhood of Citadel in NW Calgary. With over 2,200 square feet of well-designed living space, this property offers the perfect blend of comfort, functionality, and location. Step inside to discover a bright and welcoming main floor, featuring a spacious living room with large windows that flood the space with natural light. The open-concept layout flows effortlessly into the dining area and kitchen, creating a central hub perfect for both everyday living and entertaining. The kitchen is equipped with plenty of cabinetry, ample counter space, and a practical layout that makes meal prep easy and efficient. Featuring 4 spacious bedrooms and 3 full bathrooms, this home is ideal for growing families or those who appreciate extra space. The main living area boasts an open-concept layout with plenty of natural light, perfect for both relaxing and entertaining. The kitchen is thoughtfully laid out with ample cabinetry and a cozy dining area that overlooks the backyard.

Enjoy peaceful mornings or lively weekend BBQs in your private outdoor space, with room for kids to play or a garden to flourish. The primary bedroom offers a private retreat with its own ensuite bathroom, while two additional bedrooms on the main floor provide space for children, guests, or a home office. The fully finished lower level features a large recreation room, a fourth bedroom, a full bathroom, and



additional storage spaceâ€”ideal for a play area, teenagerâ€™s retreat, or multi-generational living. Located in a quiet, established community, youâ€™ll love the proximity to schools, parks, walking paths, public transit, and shopping amenities. Citadel is known for its welcoming atmosphere and excellent access to major roadways for easy commuting. Donâ€™t miss this opportunity to own a versatile and well-kept home in one of Calgaryâ€™s most desirable family neighborhoods!

Built in 1994

**Essential Information**

MLS® #	A2216547
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	111 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V3

**Amenities**

Parking Spaces	4
----------------	---

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	13
Zoning	R-CG

### Listing Details

Listing Office	Realty Link Management.Services Ltd.
----------------	--------------------------------------

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