

# \$1,015,000 - 99 Citadel Grove Nw, Calgary

MLS® #A2256047

**\$1,015,000**

4 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.13 Acres

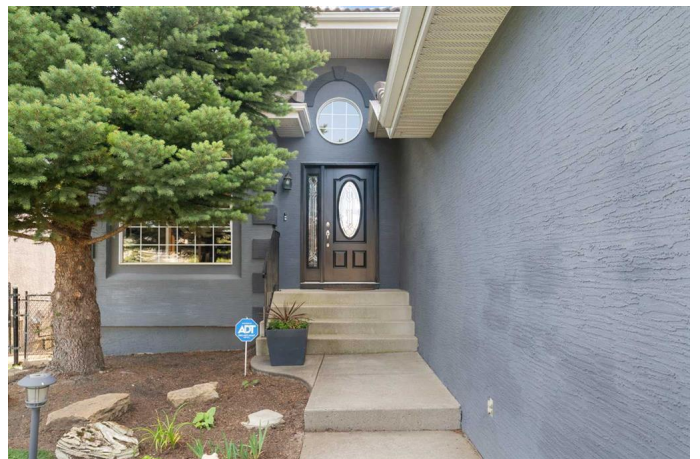
Citadel, Calgary, Alberta

Beautifully maintained 1,682 sq. ft. vaulted walkout bungalow backing onto a natural ravine in desirable Morningside in Citadel. This immaculately maintained home is so versatile featuring 2 bedrooms on the main floor and 2 bedrooms in the basement, with 3 full baths. The living area offers a sunken living room with 14"™ vaulted ceilings, skylights, refinished hardwood, and a three-way gas fireplace for maximum functionality and ultimate relaxation. The walkout level includes a wet bar with granite counters, high-efficiency stone surround gas fireplace, and direct access to the landscaped SE backyard. Recent upgrades include new Pex plumbing (2023), hot water tank (2024), Leaf Guard gutters (2024), Lennox high-efficiency modulating furnace with iComfort thermostat (2019), and full interior paint (2023). Additional highlights: cement tile roof, central vac (new with attachments 2025), Hunter Douglas blinds, Bosch dishwasher, two refrigerators, double attached garage, and SunSetter awning with remote. A rare walkout bungalow backing onto a private ravine setting—move-in ready with quality throughout!

Built in 1997

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2256047    |
| Price  | \$1,015,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,682       |
| Acres          | 0.13        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 99 Citadel Grove Nw |
| Subdivision | Citadel             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 4G8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings                                                             |
| Heating           | Central, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                      |
| Fireplaces        | Basement, Family Room, Gas, Stone, Three-Sided                                                                                         |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                               |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Awning(s), Balcony, Rain Gutters |
|-------------------|----------------------------------|

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped |
| Roof            | Concrete, Tile                                                      |
| Construction    | Stucco, Wood Frame                                                  |
| Foundation      | Poured Concrete                                                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 41                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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