

58 Citadel Gardens NW  
Calgary, Alberta

MLS # A2250892



\$659,900

|                                                                                                                                                                |  |                                                                           |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|------------------------|
| Division:                                                                                                                                                      |  | Citadel                                                                   |                        |
| Type:                                                                                                                                                          |  | Residential/House                                                         |                        |
| Style:                                                                                                                                                         |  | 2 Storey                                                                  |                        |
| Size:                                                                                                                                                          |  | 1,745 sq.ft.                                                              | Age: 1993 (32 yrs old) |
| Beds:                                                                                                                                                          |  | 5                                                                         | Baths: 3 full / 1 half |
| Garage:                                                                                                                                                        |  | Double Garage Attached                                                    |                        |
| Lot Size:                                                                                                                                                      |  | 0.09 Acre                                                                 |                        |
| Lot Feat:                                                                                                                                                      |  | Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Private, T |                        |
| Heating:                                                                                                                                                       |  | Forced Air                                                                | Water: -               |
| Floors:                                                                                                                                                        |  | Carpet, Hardwood                                                          | Sewer: -               |
| Roof:                                                                                                                                                          |  | Asphalt Shingle                                                           | Condo Fee: -           |
| Basement:                                                                                                                                                      |  | Finished, Full                                                            | LLD: -                 |
| Exterior:                                                                                                                                                      |  | Vinyl Siding, Wood Frame                                                  | Zoning: R-CG           |
| Foundation:                                                                                                                                                    |  | Poured Concrete                                                           | Utilities: -           |
| Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |  |                                                                           |                        |
| Inclusions:                                                                                                                                                    |  | NA                                                                        |                        |

**\*\*OPEN HOUSE | SUN AUG 31 | 2-3:30PM\*\*** Welcome to this beautifully maintained 3+2 bedroom, 3.5 bath home, tucked away on a quiet crescent in the highly sought-after community of Citadel—a neighbourhood known for its great schools, family parks, and walking paths. With over 2,600 sq ft of versatile living space, this home is perfectly designed for growing families or multigenerational living. Inside, the main floor is filled with natural light, featuring a welcoming living room with a bay window, a cozy family room with a fireplace, and a functional kitchen with an island, pantry, and plenty of prep space. The sunny breakfast nook opens onto your private backyard and balcony—ideal for summer BBQs, morning coffee, or relaxing while the kids play. Upstairs, the primary suite is a true retreat with a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bath offer space for the whole family. The finished basement adds even more flexibility with two bedrooms, a full bath, a massive rec/games room, and a bonus room with a walk-in closet—perfect for teens, guests, or a home office. Additional features include hardwood flooring, central vacuum, main floor laundry with sink, and a double attached garage. Outside, the fenced, low-maintenance backyard provides privacy and a safe space for children and pets. Location perks: Just minutes from schools, parks, Costco, Walmart, Safeway, Co-op, RONA, and Home Depot, plus easy access to pathways for evening strolls and bike rides. Move-in ready with a pre-listing inspection already completed and quick possession available in as little as 15 days—this is the perfect place to call home.